

TOWN OF DERRY
New Hampshire

ZONING ORDINANCE



February 5, 1993
Revised February - 1996

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ZONING ORDINANCE

DERRY, NEW HAMPSHIRE

HISTORY

Adoption and Effective Date

This Zoning Ordinance was adopted on January 5, 1993 by vote of the Derry Town Council, and became effective February 5, 1993.

All zoning provisions and zoning maps in effect prior to February 5, 1993 have been repealed.

Record of Amendments

<u>Article/Section/Part Amended</u>	<u>Subject Matter</u>	<u>Effective Date</u>
<u>Article 1300 (New)</u>	<u>Interim Growth Management Ordinance</u>	<u>Dec 14, 1994</u>
<u>Article 600</u>	<u>Light Industry - Insert "H"</u>	<u>January 3, 1995</u>
<u>Article 700, 709 Part B</u>	<u>Floodplain - Insert #4</u>	<u>January 3, 1995</u>
<u>Article 2000 (New)</u>	<u>Aquifer Ordinance</u>	<u>May 4, 1995</u>
<u>Article 600, 611.1 Add A.7</u>	<u>Community Oriented Rec Facilities</u>	<u>June 4, 1995</u>
<u>Articles 200, 300, 600, 1100</u>	<u>Sexually Oriented Businesses (New)</u>	<u>August 10, 1995</u>
<u>Article 1300 (Readoption)</u>	<u>Interim Growth Management Ordinance</u>	<u>Dec 14, 1995</u>

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ZONING ORDINANCE DERRY, NEW HAMPSHIRE

ARTICLE 100 - TITLE, AUTHORITY AND PURPOSE

Section 101 - Short Title

This ordinance shall be known and may be cited as the Zoning Ordinance of the Town of Derry, New Hampshire, hereinafter referred to as "this Ordinance."

Section 102 - Authority

This Ordinance is adopted pursuant to the authority granted by Chapter 674 et seq., New Hampshire Revised Statutes Annotated, as amended.

Section 103 - Purpose

This Ordinance, together with associated maps, is enacted for the purpose of promoting the health, safety, and general welfare of the community. It is the intent of this Ordinance:

- A. To lessen congestion in the streets;
- B. To secure safety from fires, panic and other dangers;
- C. To provide adequate light and air;
- D. To prevent overcrowding of land;
- E. To avoid undue concentration of population;
- F. To facilitate the adequate provision of transportation, solid waste facilities, water, sewerage, schools, parks, child day care;
- G. To assure proper use of natural resources and other public requirements; and
- H. To give reasonable consideration to, among other things, the character of the area involved and its peculiar suitability for particular uses, as well as with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality.

ARTICLE 200 - DEFINITIONS

For the purpose of this Ordinance, certain terms or words herein shall be interpreted as follows:

Section 201 - Word Definitions

The word person includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.

The present tense includes the future tense, the singular number includes the plural and the plural number includes the singular.

The words shall and will are mandatory; the word may is permissive.

Section 202 - Term Definitions

ABUTTER: Abutter means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration.

ACCESSORY USE: A building or use subordinate and customarily incidental to the main building or use on the same lot. The term "accessory building" when used in connection with agriculture shall include all buildings customarily used for farm purposes.

AGRICULTURE: Any area of land, including structures thereon, that is used for agricultural purposes, including forestry. This includes the raising of cows, horses, poultry, and other livestock; horticulture and orchards; logging of a forest, woodland, or plantation; selling of products primarily grown or raised directly on such land; and the building, altering or maintaining of woods roads, agricultural roads, skidways, landings, fences, drainage systems, and farm ponds.

APARTMENT HOUSE: A building arranged or intended or designed to be occupied by three or more families living independently of each other and doing their cooking upon the premises, or by three or more individuals living independently but having a common heating system and a general dining room.

AVIATION: The operation of, or any function associated with, aircraft.

BANK: An establishment for the custody, loan, exchange, or issue of money for the extension of credit and for facilitating the transmission of funds, whether it is a drive-through, drive-up or conventional walk-up and walk-in use.

BED & BREAKFAST: See definition of TOURIST HOME.

BUILDING: A constructed unit forming a shelter for persons, animals or property and having a roof and being permanently located on the land. Where the context allows, the word "building" shall be construed as followed by the words "or part thereof."

BUILDING FRONT LINE: Line parallel to the front lot line transecting that point in the building face which is closest to the front lot line.

BUILDING HEIGHT: Vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat and mansard roofs, and to the average height between the eaves and the ridge for other types of roofs.

CAMPGROUNDS: Recreation park area of not less than ten (10) acres which is suitable for camping/tenting and which is provided with electricity, water, sanitary and solid waste disposal facilities and with one or more service buildings, all conforming to the regulations of the State of New Hampshire. Direct access to the campgrounds shall be from a state highway.

CAMPING TRAILER: A non-self-propelled structure, mounted on wheels, requiring for occupancy the unfolding or erection of articulated parts and designed for travel, recreation and vacation use.

CARE AND TREATMENT OF ANIMALS: The building or use for veterinary establishment, riding school or kennels.

CEMETERY: A use designed for a burial ground of the dead, either public or private, authorized under the laws of the State of New Hampshire.

CENTRALIZED SEWER SYSTEMS: Any disposal system designed to locate waste treatment facilities in one area of a development to serve as the disposal system for the entire development and approved for the site by the Department of Environmental Services.

COMMERCIAL RECREATION BUILDING: Structures used as auditoriums, indoor theaters, pool halls, bowling alleys, indoor tennis courts, indoor swimming pools, health clubs or handball courts.

COMMERCIAL SERVICE: Commercial service includes barber, hairdresser, health spa, beauty parlor, shoe repair, shoe shine, laundry, laundromat, dry cleaner, photographic studio, and businesses providing similar services of a personal nature.

CONTRACTOR'S YARD: Carpenter shop, plumbing, electrical, roofing, contracting, or similar service establishment.

COVERAGE: That percentage of the lot area covered by a building. Where not otherwise specified, coverage shall be limited by setback requirements.

CREMATORIUM: A use to reduce (a dead body) to ashes by the action of fire. It is a use generally associated with funeral establishments or may be a separate use designed for cremation.

DRIVE-IN RESTAURANT OR REFRESHMENT STAND: Any place or premises used for the sale, dispensing or serving of food, refreshments or beverages to customers in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.

DWELLING, SINGLE FAMILY DETACHED: A free-standing residence designed for and occupied by one family only.

DWELLING, TWO-FAMILY (also DUPLEX): A residential building designed for occupancy by two families living independently of each other in individual attached dwelling units.

DWELLING, MULTI-FAMILY: A residential building designed for occupancy by three or more families with the number of families in residence not exceeding the number of dwelling units provided. Proposals for multi-family dwellings shall be subject to review and approval in accordance with the Town of Derry Nonresidential Site Plan Review Regulations.

DWELLING UNIT: A combination of rooms connected together, constituting an independent housekeeping establishment containing cooking, sanitary and sleeping facilities for owner occupancy, rental or lease, and physically separated from any other rooms or dwelling units which may be in the same structure. It shall include sectional homes and modular units provided these units meet the standards of the local building code, but shall not include motel, hotel, lodging house or similar structures.

ESSENTIAL SERVICES FACILITY: Buildings reasonably necessary for the furnishing of such services, by public utility companies, as gas, electrical, sewer, steam or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduit cables and similar equipment and accessories in connection therewith.

FAMILY: An individual or two or more persons related by blood, marriage or law.

FUNERAL ESTABLISHMENT: A facility for the preparation of the dead for burial or cremation, of viewing of the body, and for funerals.

GROUP DAY CARE FACILITY: A group day care facility shall be taken to mean both child and adult day care, unless otherwise noted, for a part, but not all, of a twenty-four-hour day.

GROUP RESIDENCE: Group residence shall include home for the aged, orphanage, children's home, rest home, extended care facility, student dormitory and similar types of group living accommodations.

HOME OCCUPATION/BUSINESS: A use of a professional or service character that has been customarily carried out in the home and conducted within the dwelling by the resident-owner thereof which is clearly secondary to the dwelling use for living purposes, and which does not change the character thereof.

HOSPITAL: Includes sanitarium, nursing home, convalescent home and other place for the diagnosis, treatment or care of human ailments, licensed for in-patient care by the State of New Hampshire, and its subsidiary structures located on the same lot as the primary facility, including, but not limited to, clinics, medical offices, laboratories and support buildings.

JUNK: means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled or wrecked automobiles, or parts thereof, iron, steel and other old or scrap ferrous or nonferrous material.

JUNK YARDS: 1. Any place of storage or deposit, whether in connection with a business or not, where two or more unregistered or old motor vehicles no longer intended or in condition for legal use on the highways are held, whether for the purpose of resale of used parts, for the purpose of reclaiming for use some or all of the materials whether metal, glass, fabric or otherwise, or to dispose of them or for any other purpose. The term includes any place of storage or deposit for any purposes of used parts or materials from motor vehicles which, when taken together, include in bulk two or more vehicles.

2. An establishment or place of business which is maintained, operated or used for storing, keeping, buying or selling junk or for the maintenance or operation of an automobile graveyard, and includes garbage dumps and sanitary fills. The word does not include any motor vehicles registered with the Director of Motor Vehicles under RSA 261:104 and controlled under RSA 236:127.

3. It shall not include an establishment operated by a firm or individual registered under the laws of the State of New Hampshire as a new or used motor vehicle dealer, provided the establishment only has wrecked or ruined motor vehicles which are still registered and are not kept or stored for a period exceeding 160 days. Such dealer shall maintain records showing the owner of the vehicle, the number and state of vehicle registration, and the date of its original entrance upon this premises.

LIGHT INDUSTRY: The assembly, manufacture, processing or other industrial operations conducted in such a manner that all resulting cinders, dust, fumes, gas, odors, smoke, vapor and waste or emissions are effectively confined to the premises or disposed of so as to avoid any environmental pollution, and conducted in such a manner that the noise level at the property line will not exceed 80 decibels, and flashing and vibration shall not be perceptible off-site.

LODGING HOUSE: Any dwelling (other than a hotel or motel) in which living accommodations, without individual kitchen facilities, are rented to three or more non-transient guests. A boarding room or rooming house shall be deemed a lodging house.

LOT: A lot is a parcel of land occupied, or to be occupied, by only one main building and the accessory building or uses customarily incidental to it, except as may otherwise be provided herein. A lot shall be of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required.

LOT AREA: The horizontal area of the lot lying within the lot lines, exclusive of any area in a street right-of-way.

LOT CORNER: A lot situated at the intersection of, and abutting, two streets which have an angle of intersection of not more than 135 degrees. A lot abutting on a curved street shall be deemed a corner lot if the tangents to the curve at its point of intersection with the side lot lines meet at the interior angle of not more than 135 degrees.

LOT MEASUREMENTS:

Depth of a lot means the average horizontal distance from the street line of the lot to its opposite rear line measured in the general direction of the side lines of the lot.

Width of a lot means the distance measured across the minimum front setback line.

LOT OF RECORD: A lot which is part of a subdivision of record in the office of the County Register of Deeds, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

MAIN BUILDING OR USE: A building or use which houses or constitutes the principal activity on the premises. This shall also include the principal building.

MANUFACTURED HOUSING: Any structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length or, when erected on site, is three hundred and twenty (320) square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. Manufactured housing as defined herein shall not include pre-site built housing as defined herein.

MEMBERSHIP CLUB: Building or use catering to club members and their guests for recreational and social purposes, and not operated primarily for profit.

MOBILE HOME: See definition of MANUFACTURED HOUSING.

MOTEL: A building, or group of buildings, which contains four or more apartments or living accommodations for ten or more persons, with or without kitchens, and which constitutes primarily the temporary abode of persons who have their residence elsewhere. This shall include hotels.

MOTOR HOME: A portable, temporary dwelling to be used for travel, recreation and vacation, and constructed as an integral part of a self-propelled vehicle.

NON-COMPLYING BUILDING: A non-complying building means a structure, or part thereof, not in compliance with the zoning ordinance covering building bulk, dimensions, height, area, yards, or density laws, ordinances and regulations prior to the enactment of this Ordinance.

NON-CONFORMING USE: A use which lawfully occupied a building or land on the effective date of this Ordinance or amendments thereto, and that does not conform to the use regulations of the district in which it is located.

OFFICE: Place where the business of a commercial, industrial, service or professional organization is transacted.

OFF-LOT SEWER: The provision that sewer shall be by municipal disposal only.

OFF-LOT WATER: Provision of water from a source not located on the same lot as the building for which the water is provided. When the source is not municipal water, the adequacy of the source shall be determined by review of the Planning Board, the Town Engineer and appropriate state authorities.

ON-LOT SEWER: Sewage disposal by means located on the same site as the building in which the sewage is generated.

OUTDOOR STORAGE: Storage not in a structure, provided that any storage material other than new equipment, new building material, or other new products displayed for sale, is fenced or screened.

PARKING FACILITY: A use dedicated to the outdoor storage of registered motor vehicles which may be at ground level, below ground, and/or above ground. Such use shall be devoted to the parking of passenger cars, and shall specifically exclude unregistered motor vehicles and trucks registered over one ton.

PARKING SPACES, OFF-STREET: For the purposes of this Ordinance, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. Required off-street parking areas for three or more automobiles shall have individual spaces marked and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked without moving another.

PRE-SITE BUILT HOUSING: Means any structure designed primarily for residential occupancy, which is wholly or in substantial part made, fabricated, formed, or assembled in off-site manufacturing facilities in conformance with the United States Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation, on the building site. For the purposes of this Ordinance, pre-site built housing shall not include manufactured housing as defined herein.

PRODUCE STAND: Seasonal sale of flowers, garden supplies, or agricultural produce designed to serve customers principally traveling by automobile.

PUBLIC USE: Uses by agencies and departments of local, county, state and federal governments including:

- Cemetery: May include burial ground, mausoleum, cemetery vaults and necessary maintenance structures.
- Education: Includes such functions as elementary, middle, junior high and high schools, college, vocational or technical school, kindergarten, and similar educational institutions.
- Institution: Public facilities primarily engaged in public services such as health and research.
- Office: Includes such functions as office, laboratory, library, post office, clinic, assembly and court.
- Public Safety: Includes such functions as fire, police, rescue, and ambulance services.
- Public Water, Public Sewer: Water supply and sewage disposal systems approved by the town for municipal operation.
- Recreation: Includes such functions as recreation center, senior citizens center, gymnasium, auditorium, and outdoor recreation facilities such as play fields, tennis courts and golf courses.
- Service: Includes such functions as garage, warehouse, vehicular repairs, outside storage for vehicles and supplies, and similar uses.
- Waste Treatment: Includes areas or structures for disposal of sewage, solid waste and garbage under the control of a governmental unit, including incinerators, sewage treatment plants, and similar methods of disposal.
- Waste Water Treatment: The process, either public or private, of cleaning water which carries wastes from homes, businesses and industries that is a mixture of water and dissolved or suspended solids, in association with required water purification

standards. Such use shall include all necessary functions of waste water treatment with the exception of storage of sludge and other waste materials.

PUBLISHING: Publishing shall also include printing and related types of operations.

RECREATIONAL FACILITY, OUTDOOR: Outdoor recreational activities including such facilities as outdoor tennis courts, swimming pools, golf courses, play fields, and similar uses. No buildings shall be allowed except for the necessary related uses such as rest rooms and maintenance facilities.

REMOVAL OF NATURAL MATERIAL: The removal of natural material is the removal of loam, sand, gravel, stone or other fill material for sale in commercial quantities, or for the use in another location.

RESEARCH LAB: A use that provides for experimental study, and is not of a manufacturing nature, and at least 50% of the floor space shall be used for office space, and no activities shall result in heavy trucking.

RESTAURANT: Restaurant shall include diner, cafe and cafeteria, and shall not include drive-in restaurants. It shall be an eating establishment which is primarily designed for its patrons to eat at tables, booths or a counter. Take-out refreshments are only incidental to the main purpose of the establishment.

RETAIL STORE: Includes shop and store for the sale of retail goods and department store; and shall exclude any drive-in service, free-standing retail stand, gasoline service and motor vehicle repair service, new and used car sales and service, trailer and mobile home sales and service, and commercial service.

SERVICE AREA: The area adjacent to a building entrance, usually in the rear, through which supplies are received and waste materials are moved.

SEXUALLY ORIENTED BUSINESS: Any and all businesses described in Section 322 of the Zoning Ordinance.

SIGN: Any device having a display surface on one or both sides to inform or attract the attention of persons not on the premises on which the sign is located; provided, however, that the following shall not be included in the application of the regulations contained herein:

- A. Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises.
- B. Flags and insignia of any government except when displayed in connection with a commercial promotion.
- C. Legal notices, identification, informational, or directional signs erected as required by governmental bodies.

- D. Signs directing and guiding traffic and parking on private property, but bearing no advertising.

SIGN, SURFACE AREA: The surface of a sign shall be computed as including the entire area within a regular geometric form, or combinations of regular geometric forms, comprising all of the display area of the sign, and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in the computation of the surface area.

SPECIAL EXCEPTION: A specific enumerated use of a building or lot which may be permitted under this Ordinance only upon application to the Board of Adjustment and subject to the approval of the Board in accordance with the conditions pertinent thereto, and only in cases where the words "Special Exception" in this Ordinance pertain.

STREET LINE: Right-of-way line of a street as dedicated by subdivision plat or a deed of record. Where the width of the street is not established, the street line shall be considered to be twenty-five (25) feet from the center line of the street pavement or as designated in the Master Plan.

STREET, PUBLIC: A public right-of-way which the town or state has the duty to maintain regularly or a right-of-way shown on a subdivision plat approved by the Planning Board, recorded with the County Registry of Deeds, constructed to town specifications, and duly accepted by the municipality, which provides the principal means of access to abutting property.

STRUCTURE: Anything constructed or erected having a fixed location on the ground, or attached to something having a fixed location on the ground. Structures include, but are not limited to, buildings, swimming pools, billboards, and poster panels. It shall not include minor installations such as fences less than three and one-half (3½) feet high, agricultural and safety fences, mail boxes, and flag poles.

SUBDIVISION: The division of the lot, tract, or parcel of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance, or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing, or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision.

TOURIST HOME: Any owner-occupied dwelling (other than a hotel or motel) in which living accommodations without individual kitchen facilities are rented to ten or fewer transient guests, none of whom shall stay for more than fourteen (14) days in any one calendar year.

TRAVEL TRAILER: A vehicular, portable, non-self-propelled structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses, having a body width not exceeding eight (8) feet, and a body length not exceeding thirty-two (32) feet.

TRUCK TERMINAL: A facility for transfer of merchandise and the repair, maintenance, and servicing of tractor trucks and trailers used for the transportation of such merchandise.

USE, PERMITTED: Use specifically allowed in a zoning district excluding illegal uses and non-conforming uses.

VARIANCE: Such departure from the terms of this Ordinance as the Board of Adjustment, upon appeal in specific cases, is empowered to authorize only under applicable statutes of the State of New Hampshire.

VEHICULAR SALES OR REPAIR FACILITY: Enclosed establishment for the display, sale, and repair of new and used motor vehicles, trailers, motorcycles, motor homes and boats. No retail sale of gasoline or retail sale of oil permitted, except as incidental to the repair facility. Outdoor display of new and used equipment may be permitted.

VEHICULAR SERVICE STATION: Any area of land, including the structures thereon, that is used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles, and which may include facilities used for polishing, greasing, washing, spraying, dry cleaning, mechanical repairs, or otherwise cleaning or servicing such motor vehicles. A service station is not a vehicular sales or repair facility as defined herein.

WAREHOUSE: A fully enclosed building used for bulk storage of goods and merchandise, including bulk sales outlets and self-storage units.

YARD: That portion of a lot not occupied by a building or structure. Porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required yard.

YARD, FRONT/SETBACK: Yard between the front lot line and the front of a building extended to the side lot lines of the lot. The depth of the front yard shall be measured from the street line to the front line of the building.

YARD, REAR: Yard between the rear lot line and the rear line of a principal or accessory building extended to the side lot lines of the lot. The depth of the rear yard shall be measured from the rear lot line to the rear line of the building.

YARD SALE: The sale of excess items by a family from its residence to customers coming to the residence to view and purchase the items. It shall include garage, lawn, attic, tag and porch sale, and similar expressions intending to convey such type of sales.

YARD, SIDE: Yard between the principal building or accessory building and a side lot line, and extending through from the front yard to the rear yard.

ARTICLE 300 - GENERAL PROVISIONS

Section 301 - Prohibition of Junkyards

No junk yard or place for the storage of discarded machinery, vehicles, or other materials shall be permitted in any district.

Section 302 - Lots

No permit shall be granted for the construction of, or placement of, a building or dwelling on a lot in any district unless said lot shall comply with the following requirements:

302.1 - Lots Other Than Those in the Residential I District

Except as set forth elsewhere in this Ordinance, all lots WITHOUT public sewer shall contain a minimum area of one acre per dwelling unit with a width of at least one hundred and twenty-five (125) feet at the thirty-five (35) foot front setback line, and all lots WITH public sewer shall contain a minimum of thirty thousand (30,000) square feet per dwelling unit with a width of at least one hundred and twenty-five (125) feet at the thirty-five (35) foot front setback line. However, this requirement shall not be applicable to any legally existing or approved lot containing at least twenty-five thousand (25,000) square feet with a width of one hundred and twenty-five (125) feet at the thirty-five (35) foot front setback line, provided said lot meets the requirements of the New Hampshire Department of Environmental Services.

302.2 - Lots in the Residential I District Only

In the Residential I District only,

- A. where municipal water or municipal sewer are available, lots shall contain a minimum of fifteen thousand (15,000) square feet with a width of at least one hundred (100) feet at the thirty-five (35) foot front setback line.
- B. where community water systems are available, lots shall contain a minimum of one acre (43,560 square feet) with a width of at least one hundred and twenty-five (125) feet at the thirty-five (35) foot front setback line.
- C. where both public water and public sewer are available, lots shall contain a minimum of ten thousand (10,000) square feet with a width of at least one hundred (100) feet at the thirty-five (35) foot front setback line.

Section 303 - Building Limitation

Only one residential building or dwelling shall be situated on a lot.

Section 304 - Approved Street

Each residential lot shall face on an approved street.

Section 305 - Setbacks

All buildings or dwellings shall have a front setback of at least thirty-five (35) feet, or shall conform with the average setback of the structures three hundred (300) feet from either side of the building on the same side of the street. Side and back line setbacks shall be a minimum of fifteen (15) feet.

Section 306 - Commercial and Industrial Buildings

No commercial or industrial building shall be constructed or placed on a lot smaller than that required for a dwelling.

Section 307 - Public Sewer

Buildings or businesses not connected to the public sewer shall be required to contain an additional ten thousand (10,000) square feet of lot size above the minimum for the zone for each two hundred (200) gallons per day of sewage effluent after the first two hundred (200) gallons per day unless the owner can show adequate plans for sewage disposal on a smaller lot.

Section 308 - Non-Residential Use; Parking

Any nonresidential use established or expanded after the effective date of this Ordinance shall provide adequate off-street parking for employees and customers on land held in the same title as the nonresidential use.

Section 309 - Churches

Churches, together with their customary accessory uses, shall be permitted in any zoning district of the Town of Derry.

Section 310 - Offensive Uses

No use that is injurious, noxious, or offensive to the neighborhood by reason of emission of odor, fumes, dust, smoke, vibration, noise, or other cause shall be permitted in any district.

Section 311 - Site Plan Review

All development or change or expansion of use of land or buildings for nonresidential uses or for multi-family dwelling units, whether or not such development includes a subdivision or resubdivision of the site, shall be subject to review and approval or disapproval by the Planning Board in accordance with the provisions of this Ordinance and the Town of Derry Land Development Control Regulations.

Section 312 - Conservation Corridor Buffer Zone

A buffer zone of at least one hundred and twenty-five (125) feet shall be required between a septic tank or an absorption field and the Conservation Corridor Overlay District.

Section 313 - Waste Disposal System

No waste disposal systems shall be located closer than seventy-five (75) feet to any wetland.

Section 314 - Erosion and Siltation

All construction, forestry and agricultural activities within one hundred (100) feet of any wetland shall be undertaken with special care to avoid erosion and siltation into the wetlands.

Section 315 - Wetland Setbacks

No buildings shall be located closer than seventy-five (75) feet to any wetland one acre or larger in size, and no building shall be located closer than thirty (30) feet to any wetland less than one acre in size.

Where an existing use within the setback is destroyed or in need of extensive repair, it may be rebuilt provided that such rebuilding is completed within one year of the event causing destruction. The new or rebuilt use shall not extend further into the wetland or setback area than the original use.

Section 316 - Community Water Systems

All community water systems, including the well lots where pump house and wells are located, shall be deeded to the Town of Derry upon satisfactory completion and testing of the entire system. The town ownership of the community water system shall include the water main, pipes from the water main to the pump house, pipes from the pump house to the wells, the well system, the well lot, and all water service lines from the water main to the property line or

water service curb stop. Well lots shall be of sufficient size to encompass at least the entire area within the required protective exclusion radius.

Section 317 - Building Provisions

- A. Permit Required - Any person proposing to erect or construct any building or structure, or proposing to alter any existing building or structure must first obtain a permit from the Building Inspector.
- B. Application, Decision and Compliance - Before a permit shall be issued by the Building Inspector, he shall determine whether the proposed work complies with all applicable provisions of this Ordinance and all other applicable building, electrical, fire, and other codes, ordinances and regulations of the Town of Derry. A specific blueprint or other appropriate record of the approved plan shall be filed with the Building Inspector before a building permit is issued.

The Building Inspector shall act to approve or disapprove the building permit application within ten (10) days of the receipt of said application.

The Building Inspector shall make inspections of all buildings in the process of construction and shall report any violations to the Town Council.

- C. Permit to be Withheld - No permit shall be issued for construction or alteration unless the proposed structure will present a reasonable appearance and will be in keeping with the neighborhood, and unless the building is to be finished on the exterior in a permanent manner and is to be suitably painted on the outside whenever the same is of wood or a material customarily painted. This is intended to eliminate the erection of structures obviously out of place for the neighborhood where they are located and which may be detrimental to property values and neighborhood character.
- D. Permit Duration and Renewal - Building permits shall be valid for one (1) year from the date of issuance. Said permits may be renewed for a period of one (1) year provided that construction under the original permit was commenced during the first year. On a new building, "construction commenced" shall mean the completion of at least the foundation. After the foundation is constructed, buildings must be completed within one (1) year unless the permit is extended by the Building Inspector for good cause. All permits issued prior to the enactment of this Ordinance shall expire one (1) year from the date of enactment of this Ordinance unless renewed as provided herein.
- E. Permit Fees - The building permit fee schedule shall be as is contained in the 1990 BOCA National Building Code, as amended. Renewal fee as applicable.

F. Construction Requirements - Unless otherwise specified in the 1990 BOCA National Building Code, as amended, the following construction requirements shall apply:

1. Foundations shall be constructed of concrete, brick, cement block, or stone except that industrial structures and accessory buildings or residences intended for summer occupancy only may be set on brick, stone or concrete piers. By special permit of the town Building Inspector where soil conditions may require, timber post may be used.
2. Chimneys shall be constructed of concrete, brick, or stone and lined with standard flue linings for chimneys from the ground. All chimney entrances shall be of fireproof construction.
3. Buildings must be framed according to good building practice, and outside walls shall be covered with fire resistant or wood shingles, siding, clapboard, stucco, or brick and other materials approved by the Fire Chief. Buildings of materials customarily painted shall be painted.
4. Pitch roofs must be constructed according to good building practice and covered with wood, tile, asphalt, slate, or cement asbestos shingles or other suitable roofing material.
5. Sewage: All dwellings and buildings in public uses shall be equipped with sewage disposal systems approved by the New Hampshire Water Supply and Pollution Control Division. If the sewer line comes within one hundred (100) feet of the property line, or for special use of lagoons, refer to Sewer Ordinance and amendments thereto.
6. Electrification: All dwellings and buildings when wired for electricity shall be wired in accordance with the 1990 National Electrical Code (National Fire Protection Association Document #70).

Section 318 - Buffer Zones

Unless specified otherwise elsewhere in this Ordinance, before any building, parking lot, or driveway can be constructed that is non-residential in nature and abuts a residence or residential district, a buffer zone will be established with the following minimum characteristics:

- A. It shall be a minimum of fifty (50) feet wide.
- B. It shall be landscaped and maintained with the purpose in mind to diminish the effect of lighting, sound and odor created by the nonresidential use.
- C. Minimum plantings for the buffer zone shall be three rows of coniferous type trees running parallel with the residential district. These trees shall have a minimum height of six (6) feet, and be planted at a distance of twelve to sixteen (12 to 16) feet on center. They

shall be staggered so as to present a more dense buffer zone. Landscaping of the buffer zone shall be approved by the Planning Board.

Section 319 - Temporary Use of Manufactured Housing

The Building Inspector may issue a temporary occupancy permit, upon application, for the use of a manufactured housing unit as a temporary residence or as a temporary construction office only after a building permit has been issued for a new or replacement structure, and under the following conditions:

- A. Temporary Residence - Such unit may be used only by the owner of the primary residence where the primary residence has been damaged by fire or other unforeseen event.
- B. Temporary Construction Office - Such unit may be used by the contractor for office use only.
- C. A unit to be used as a temporary residence shall be connected to approved water supply and wastewater disposal systems in accordance with state and local requirements.
- D. Any such unit shall be located on the lot where the construction activity is occurring, and shall be placed so as to comply with the setback requirements of the district in which it is located.
- E. The temporary occupancy permit shall be valid for a period of one (1) year. The Building Inspector may renew said permit for an additional year, upon application made at least thirty (30) days prior to the expiration date, provided the construction has been diligently pursued and it can be shown that the work will be completed (under a valid building permit) within the renewal period.
- F. The temporary residence or construction office shall be removed from the lot within thirty (30) days of the issuance of the occupancy permit for the new or replacement structure.

Section 320 - Accessory Apartment

The creation of an accessory apartment in an existing single family detached dwelling shall be subject to all of the following conditions:

- A. The lot on which the existing single family detached dwelling is situated must have the minimum area required for the zoning district in which it is located.
- B. Where municipal sewer is not provided, the owner shall have written approval from the Water Supply and Pollution Control Division of the New Hampshire Department of Environmental Services stating that the septic system meets the requirements for the combined use.

- C. Off-street parking shall be provided for at least four (4) vehicles.
- D. The total floor area of the existing structure cannot be increased by more than ten (10) percent to accommodate the accessory apartment.
- E. The floor area of the accessory apartment cannot exceed four hundred (400) square feet, nor can the floor area of the existing dwelling unit be decreased to less than eight hundred (800) square feet.
- F. The accessory apartment must be contained within or be attached to the existing dwelling or be within a structure which is attached to the existing dwelling.
- G. The conversion of an independent free-standing accessory structure for the purpose of creating an accessory apartment is prohibited.
- H. The accessory apartment shall be composed of and limited to a kitchen, a living room, one (1) bedroom, and a bathroom.
- I. Room sizes in the primary dwelling unit and in the accessory apartment must conform to the minimum requirements of the BOCA One and Two Family Dwelling Code.
- J. Once an accessory apartment is created under this Section, no further conversion of the structure will be allowed for purposes of creating an additional dwelling unit.
- K. An accessory apartment shall not be permitted in conjunction with any special exception.
- L. An accessory apartment shall not be permitted if a variance has already been granted or would be needed for the lot with respect to the provisions of Section 302, subsections 302.1 and 302.2, or of Sections 303, 304, 305, or 307.
- M. The structure and the lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the existing single family dwelling.

Section 321 - Manufactured Housing

Manufactured Housing built to the existing Town code, 1990 BOCA National Building Code, shall be allowed in all areas of the Town where residential construction is presently allowed, under the same conditions as conventional single family housing in the same district must meet.

Section 322 - Sexually Oriented Businesses

A. Purpose and Intent

The Town of Derry, through its Planning Board, conducted several public hearings regarding the concentration of sexually oriented businesses within the Town of Derry and the secondary effects of such businesses upon the health, safety and general welfare of the town. At these public hearings, several citizens presented information regarding the adverse secondary effects of the concentration of sexually oriented businesses on the community. The Planning Board also received and reviewed printed materials and reports regarding the adverse secondary effects of such businesses on the community. All such material and testimony is a part of the record of the Planning Board in recommending amendments to the Zoning Ordinance addressing the concentration of sexually oriented businesses and the adverse secondary effects of such concentration upon the health, safety and general welfare of the community.

Based upon the record established by the Planning Board, it is the purpose and intent of this section to establish reasonable and uniform regulations to prevent the concentration of sexually oriented businesses within the town of Derry; and it is the intent to promote the health, safety and general welfare of the citizens of the Town of Derry and it is the intent of this section that the regulations be utilized to prevent problems of blight and deterioration which accompany and are brought about by the concentration of sexually oriented businesses; and the provisions of this section have neither the purpose nor the effect of imposing limitation or restriction on the content of any communicative materials, including sexually oriented materials; and it is not the intent nor the effect of this section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment to the Constitution of the United States of America, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended markets; and, neither is the intent nor effect of this section to condone and legitimize the distribution of obscene material.

B. Definition of Sexually Oriented Businesses.

A sexually oriented business is any place of business at which any of the following activities is conducted:

1. Adult Bookstore or Adult Video Store - An establishment that devotes more than 15% of the total display, shelf, rack, wall, table, stand or floor area, utilized for the display, sale, rental, or distribution for consideration or offers for sale, rental, or for any other form of consideration of the following, or an establishment which, as one of its principal business purposes, offers for sale, rental, or for any other form of consideration, any one or more of the following:
 - a. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, video reproductions, slides, tapes, records, CD-Roms or other forms of visual or audio representations which depict or describe "specified sexual activities" or "specified anatomical areas" or meet the

definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1; or,

- b. Instruments, devices or paraphernalia which are designed for use in connection with "sexual conduct" as defined in RSA 571-B:1, other than birth control devices.

An establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing specified sexual conduct or activities and still be categorized as adult bookstore or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is offering for sale or rental or for other consideration to specified material which depict or describe specified sexual conduct or activities or specified anatomical areas.

An adult bookstore or adult video store does not include an establishment that sells, rents, or distributes for any other form of consideration or offers for sale, rent, or distribution for any other form of consideration material described in sections 1(a) or 1(b) hereof, as an incidental or accessory part of its principal stock in trade, does not devote more than 15% of the total display area of the establishment to the sale, rent, or distribution of material described in sections 1(a) or 1(b) hereof, and such enterprise does not constitute a principal business purpose.

2. Adult Motion Picture Theater - An establishment with a capacity of five or more persons, where for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1, for observation by patrons.
3. Adult Motion Picture Arcade - Any place to which the Public is permitted or invited, wherein coin or slug-operated, electronically or electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, in which a substantial portion of the total presentation time of the images so displayed is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct," as set forth in RSA 571-B:1.
4. Adult Drive-In Theater - An open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration to persons in motor vehicles or an outdoor seats, in which a substantial portion of the total presentation time being presented for observation by patrons is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

5. Adult Cabaret - A nightclub, bar, restaurant, or similar establishment which during a substantial portion of the total presentation time features live performances which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1, and/or feature films, motion pictures, video cassettes, slides or other photographic reproductions, a substantial portion of the total presentation time of which is devoted to showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.
6. Adult Motel - A motel or similar establishment offering public accommodations of any form of consideration which provides patrons with closed circuit television transmissions, films motion pictures, video cassettes, slides or other photographic reproductions, a substantial portion of the total presentation time of which are distinguished or characterized by an emphasis upon the depiction or description of materials which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.
7. Adult Restaurant - A bar, restaurant, retail seller of food and/or beverage for consumption on premises or off premises, or any similar establishment which employs, hires, contracts with, or uses any person to person any service for such bar, restaurant, retail seller of food and/or beverages for consumption on premises or off premises, or any similar establishment in a state of nudity.
8. Adult Theater - A theater, concert hall, auditorium or similar establishment either indoor or outdoor in nature, which for any form of consideration, regularly features live performances, a substantial portion of the total presentation time of which are distinguished or characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.
9. Nude Model Studio - A place where a person who appears in a state of nudity or displays male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals and is observed, sketched, drawn, painted sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration and such display is characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.
10. Sexual Encounter Center - A business or commercial enterprise that as one of its principal business purposes, offers for any form of consideration: (a) physical contact in the form or wrestling or tumbling between persons of the same or opposite sex where such physical contact is characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1; or (b) activities between male and female persons and/or persons of the same sex when one or more persons is in the state of partial nudity or nudity.
11. Terminology Definitions - The following terms shall have the following meanings for the purposes of this ordinance:
 - (a) Nude or nudity shall mean the showing of:

[i] human male or female genitals or pubic area with less than a fully opaque covering; or

[ii] any portion of the anal cleft or cleavage of the male or female buttocks. Attire that is insufficient to comply with this requirement includes, but is not limited to, g-strings, t-back thongs, and other clothing or covering that does not completely and opaquely cover the anal cleft or cleavage of the male or female buttocks; or

[iii] the portion of the human female breast directly or laterally below a point immediately above the top of the areola with less than a fully opaque covering; this definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard, bathing suit or other clothing, provided the areola is not exposed; or

[iv] human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(b) Principal business purposes shall mean that such activity constitutes at least ten percent (10%) of the gross revenues of the establishment at the specific location operated by the establishment.

(c) Specific anatomical areas shall mean and include any of the following:

[i] the fondling or other erotic touching of the human genitals, public regions, buttocks, anus, or female breasts;

[ii] sex acts, normal or perverted, actual or simulated, including intercourse, copulation or sodomy;

[iii] masturbation, actual or simulated; or

[iv] excretory function as part of or in connection with any of the activities set for in [i], [ii], or [iii] above.

(d) Specified sexual conduct or activities shall mean the male genitals in a state of sexual arousal and/or the vulva or intimate parts of the female genitals.

(e) Substantial portion of total presentation time shall mean the presentation of films or shows for viewing on more than seven (7) days within any 56 -consecutive day period.

C. Locational Requirements

Sexually oriented businesses, as defined in this Section 322, shall be permitted in the Business District-I, provided that all of the regulations, requirements and restrictions for

the Business District-I are met; and the following conditions, regulations and requirements are met:

1. Separation of Uses Sexually oriented businesses shall not be permitted within 1,000 feet of another existing sexually oriented business or one for which a building permit or a zoning certificate of use has been applied for.
2. Use Setbacks Sexually oriented businesses shall not be permitted within 450 feet of:
 - (a) any residence or any building used principally as a residence such as an apartment building or rooming house;
 - (b) indoor and/or outdoor amusement establishment;
 - (c) any church, place of worship, parish house, or convent;
 - (d) public, parochial or private school, or kindergarten;
 - (e) licensed day care an/or day nursery, or state approved day care center;
 - (f) public sports or recreation park;
 - (g) any building, structure, property, or marker designated as historic by any federal, state, or local board, agency, or commission.
3. Zoning District Setbacks
 - (a) Sexually oriented businesses shall not be permitted within 450 feet of the following zoning district boundaries:
 - i. any residential district;
 - ii. any industrial district;
 - iii. Business District II;
 - iv. Business/Office District; and
 - v. Neighborhood Commercial District.
 - (b) Sexually oriented businesses are prohibited in all zoning districts within the Town of Derry, other than the Business District I.
4. Setback From Governmental Offices Sexually oriented business shall not be permitted within 450 feet of any building owned or used by the Town of Derry or any other governmental agency for governmental purposes.
5. Town Setback Sexually oriented business shall not be permitted within 450 feet of the Town line.

6. Restrictions Within A Building Sexually oriented business shall not be permitted within a building, premises, or structure, or other facility that constitutes or includes a sexually oriented business.

D. Measure of Distance

The distance between any sexually oriented business and other named point of reference shall be measured in a straight line, without regard to intervening structures, from the closest property line of the site identified in paragraphs 1 through 5 above and the closed exterior wall of the building in which the sexually oriented business operates. When the measurement of distances involve a geographic boundary, the point of reference shall be deemed to be the boundary.

E. Application Procedures

Planning Board/Site Plan Approval The Planning Board shall review and approve, or approve with conditions, or disapprove applications for sexually oriented businesses under site plan regulations for the Town of Derry. When approving applications, the Planning Board may impose reasonable restrictions for buffering, outdoor lighting, signage, parking, adequate ingress and egress from the site off and on to public roads, pedestrian movement, and provide for appropriate landscaping and building aesthetics consistent with the site plan regulations for the Town of Derry, New Hampshire and avoid site development layout which may result in negative environmental impact to ensure that any displays of merchandise visible to the general public are in conformity with N.H. RSA 571-B.

F. Applicability

This Ordinance shall be effective upon passage. Any sexually oriented business which was in operation prior the adoption of this section shall be subject to the provisions of Article 1200, Section 1203.

G. Enforcement

Notwithstanding any other provision of this Ordinance, any person, partnership, corporation, or other entity who is found in violation of this ordinance shall be subject to a fine in an amount not to exceed \$100 per day for each violation.

H. Severability

The invalidity of any subsection or provision in this Section 322 shall not invalidate any other subsection or provision thereof.

ARTICLE 400 - DISTRICTS

For the purpose of this Ordinance, the Town of Derry is divided into zoning districts as follows:

- A. Business District-I
- B. Business District-II
- C. Business/Office District
- D. Neighborhood Commercial District
- E. Industrial District-I
- F. Industrial District-II
- G. Industrial District-III
- H. Industrial District-IV
- I. Manufactured Housing Park District
- J. Residential District-I
- K. General Residential District

In addition, the Floodplain Development Overlay District, the Conservation Corridor Overlay District, and the Wetlands Conservation Overlay District shall be considered as overlayments of all zoning districts.

ARTICLE 500 - ZONING MAP AND DISTRICT BOUNDARIES

Section 501 - Zoning Map

The locations of the Derry zoning districts are as shown on the "Official Zoning Map of the Town of Derry, New Hampshire" which consists of the Property Map Overlays updated to April 1, 1990. Included with these are the Flood Insurance Rate Maps and the Floodway and Flood Boundary Maps of the Town of Derry dated April 15, 1981, as well as the Flood Insurance Study, both of which were prepared by the Federal Emergency Management Agency; and the Prime Wetlands Maps and the Prime Wetlands Report dated November 11, 1986 which are incorporated herein by reference.

Section 502 - District Boundaries

Where a boundary is indicated as a highway, street, railroad, watercourse, or town boundary, it shall be construed to be the centerline thereof, or such town boundary.

District boundaries, described with respect to property map and parcel numbers, are listed as follows:

A. BUSINESS DISTRICT-I

Map No.	Parcel No.
103	039 and 0310 0317* 0318* 0335* 0335-1* 0335-5* through 0335-10* 0336* 0337 and 0338 0339* 0340 0341* and 0342* 0349* and 0350* 0351 through 0353 0354* 0361* 0362 and 0363 0364* 0369* 0370 and 0371 0372 0372-1 0373 0373-1* 0378
Map No.	Parcel No.
104	0330* 0331 through 0334 03512*

*part within 600 feet of the center line of NH Route 28

BUSINESS DISTRICT - I (Cont'd)

Map No.	Parcel No.
109	0374 through 0377 0378* 0379 0380* and 0381* 0381-1 0381-2* 0382 0383-1* 0383-7* 0384 through 0386 0387* 0387-1 0388 through 0392 0393* 0394 0396 0396-1* and 0396-2* 0396-4 and 0396-5 0397* and 0398* 03101-8* 03101-11* 03105* 03105-1* 03117-14* 03117-16* 03117-18* 03117-20* 03117-22* 03117-23* 03117-24 03128* 03129* 03129-1 03150* and 03151* 03150-1*

*part within 600 feet of the centerline of NH Route 28

BUSINESS DISTRICT - I (Cont'd)

Map No.	Parcel No.
115	03117* 03117-8* 03117-10* 03117-12* 03117-25 and 03117-26 0395

*part within 600 feet of the centerline of NH Route 28

Map No.	Parcel No.
116	308 (part more than 200 feet westerly of Birch St.) 309 and 3010 3011 (part within 200 ft. of South Ave. but more than 200 ft. westerly of Birch St.) 2654 and 2655 26145-1 26164 and 26165 (parts within 200 ft. of Central St.) 26166 through 26168 26169 and 26170 (parts within 200 ft. of Central St.) 26171 26172 (part within 200 ft. of Central St.) 26173 26209 and 26210 26211 and 26212 (parts within 200 ft. of South Ave.) 26213 through 26216 26217 (part within 200 ft. of the westerly side of Central St. and within 200 ft. of the southerly side of South Ave.) 26221 (part within 200 ft. of the westerly side of Central St. and within 200 ft. of the southerly side of South Ave.)

	<p>26246 (part within 200 ft. of the southerly side of South Ave.)</p> <p>26247 (part within 200 ft. of the southerly side of South Ave.)</p>
	<p>2791 and 2792 (parts within 200 ft. of the southerly side of South Ave.)</p> <p>2793</p> <p>2794 (part within 200 ft. of the southerly side of South Ave.)</p> <p>2795 and 2796</p> <p>2797 and 2798 (parts within 200 ft. of the southerly side of South Ave.)</p> <p>29129 (part within 200 ft. of the westerly side of Maple St.)</p> <p>29138 and 29139 (parts within 200 ft. of the westerly side of Maple St.)</p> <p>29140 through 29142</p> <p>29143 (part within 200 ft. of the westerly side of Maple St.)</p> <p>29144</p> <p>29145 (part within 200 ft. of the westerly side of Maple St.)</p> <p>29146</p> <p>29147 and 29148 (parts within 200 ft. of the westerly side of Maple St.)</p> <p>29149 (part within 200 ft. of the southerly side of Maple St., easterly of the extended centerline of Rollins St.)</p> <p>29192 through 29196</p> <p>29197 (part within 200 ft. of the westerly side of Central St.)</p> <p>29199 and 29200 (parts within 200 ft. of the westerly side of Central St.)</p> <p>29201</p>

BUSINESS DISTRICT - I (Cont'd)

Map No.	Parcel No.
117	052-89-24* 056* 057 058* 059 0510 0510-1* 0511 through 0517 0512-1-1 0518* 0519* 0520* 0521* 0522* 0526* 0527* 0528* 0529* 0530* 0531 0532 0533* 0534* 0534-1* 0552 0552-1 0554* 0555* 0557*

*part within 600 ft. of the centerline of NH Route 28 and/or South Main St.

BUSINESS DISTRICT - I (Cont'd)

Map No.	Parcel No.
122	356 through 358 358-1 359 through 3513 3514-3 and 3514-4 3613 through 3616 3667-1 through 3667-7 3667-11 and 3667-12

Map No.	Parcel No.
123	0549 (part south of West Running Brook) 0550 0551 0553 0553-1* 0558*

*part within 600 feet of the center line of the Londonderry Turnpike

Map No.	Parcel No.
128	0873-1 0873 through 0876 3514-2 3514-5

Map No.	Parcel No.
129	3774 through 3779 3782

B. BUSINESS DISTRICT-II

Map No.	Parcel No.
116	271 272-1 272* 273 and 274 275* 2725* 2726 2737-2 2738 through 2740 2741* 2759*

*part within 200 feet of Birch Street

Map No.	Parcel No.
116 cont.	2760 through 2764 2765* 2782* 2783 through 2786 2787* 2787-1 2788* 2789* 2790 2713* 30247* 30253 30250* 30251 30252 30187 30188 30189* 30190* 30186 30191* 30192*

	30183 through 30185
	30192-1*
	30166*
	30181
	30182
	30167*
	30172 through 30180
	30168*
	30169*
	30170*
	30171 (part within 200 ft. of Birch St. and within 200 ft. of East Broadway)
	30208
	30207
	30206 (part within 200 ft. of East Broadway)
	30205
	30193 (part within 200 ft. of East Broadway)
	301 through 306
	308*

*part within 200 feet of Birch Street

Map No.	Parcel No.
116 cont.	3011 (part within 200 ft. of Birch St. and within 200 ft. of South Ave.)
	30135 through 30146
	30146-1
	30117 through 30134
	30147 through 30163
	3012 through 3020
	3022
	3023 (from Rollins St. to South Ave.)
	3024
	3025
	3026-1
	3026-2
	3026-3
	3033
	3034
	3027
	3037 through 3049

	3050-1 3051 through 3063 3065 3067 through 3078 3080 through 3083 26174 through 26179 27136 through 27138 29168 through 29191
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Map No.	Parcel No.
117	281* 282 283* 284* 285* 0543* 0543-1 2714* 2715*

*part within 200 feet of Birch Street

Map No.	Parcel No.
122	321 through 324 3085 through 30111 328* 3143* 3144* 3151* 3153* 3171* 3172-1* 3172 3173 3174* 3180* 3181 through 3183 3184* 3189* 3190

3191
3213 through 3215
3216*
3217*
3218 through 3229
3230*
3231
3232
3233*
32122*
32123
32124 (part between Crystal Ave. and a line extended northerly along the westerly side of Marlboro Rd. to the southerly side of Lenox Rd.)
3516
3517
3518*
3520*
3521 through 3523
3524*
3525*
3531*
3531-1*
3534
3535*

*part within 200 feet of Crystal Avenue

Map No.	Parcel No.
122 cont.	3536* 3544* 3617 3617-1 3617-2 3618 through 3620 3620-1

*part within 200 feet of Crystal Avenue

C. BUSINESS/OFFICE DISTRICT

Map No.	Parcel No.
116	2626 Through 2628 2632 and 2633 2642 through 2653 2657 and 2658 2665 and 2665-1 2666 2666-1 and 2666-2 2667 26114 26122 through 26125 26141 26145 through 26149 29135 through 29137 29202 and 29203

D. INDUSTRIAL DISTRICT-I

Map No.	Parcel No.
102	0121 0121-1 0122 0122-1 through 0122-4 0123 0123-1 through 0123-5 0125 0125-1 0267 3023

INDUSTRIAL DISTRICT - I (Cont'd)

Map No.	Parcel No.
107	0219
	0220*
	0227*
	0227-1*
	0227-2*
	0227-3
	0227-4
	0228-1
	0228-3*
	0228-4*
	0228-5*
	0228-6 through 0228-8
	0228-28*
	0228-29*
	0228-31*
	0228-33*
	0228-35*
	0228-37*
	0228-39
	0228-40 through 0228-42
	0228-44
	0228-46*
	0228-73 through 0228-117
	0228-118*
	0228-119*
	0228-120 through 0228-145
	0228
	0228-72*
	0222*
	0229 through 0232
	0234
	0234-1
	0234-2
	0234-3
	0235
	0235-1
	0236
	3023

*part within 1,000 feet of I-93

INDUSTRIAL DISTRICT - I (Cont'd)

Map No.	Parcel No.
108	0232 0234 0256 and 0257 0259 and 0260 0262 through 0265 0265-1 0267

Map No.	Parcel No.
113	0220* 0228-38* 0228-43* 0228-45* 3023 (part south of Kendall Pond Rd.) 2212 2212-1 through 2212-55 2513-3 2513-4

*part within 1,000 feet of I-93

Map No.	Parcel No.
114	221 through 224 224-1 through 224-17 225 through 229 251 251-1 252 252-1 and 252-2 253 through 255 2210 through 2212 2212-1 2212-3 2213 2213-1 through 2213-16

Map No.	Parcel No.
114	2217 through 2222 2513 2513-1 and 2513-2 2513-2-1 through 2513-2-5 2513-5 through 2513-81 0237 0237-1 through 0237-4 0238 through 0245 0248-6

Map No.	Boundary Description
116	The area bound on the north by a line located 200 feet south of and parallel to South Avenue; on the east by the center line of the Boston and Maine right-of-way; on the south by Beaver Brook; and on the west by a line 350 feet west of and parallel to the center line of the Boston and Maine right-of-way.

E. INDUSTRIAL DISTRICT-II

Map No.	Parcel No.
128	0879

F. INDUSTRIAL DISTRICT-III

Map No.	Parcel No.
128	0813 and 0814 086-1

Map No.	Parcel No.
134	0814 0817

G. INDUSTRIAL DISTRICT-IV

Map No.	Parcel No.
122	351 through 353 3111 through 3114 35101

Map No.	Parcel No.
128	081-1 and 081-2 081-2-1 through 081-2-3 081-3 081-3-1 081-3-1-1 081-4 081-4-1 and 081-4-2 081-5 and 081-6 081-9 and 081-10 082 through 084 084-1 085 through 0810 08268 through 08287 0880 through 0895 3515 3515-1 through 3515-7 3515-9 through 3515-14

INDUSTRIAL DISTRICT - IV (Cont'd)

Map No.	Parcel No.
134	088 0810 08279 and 08280

H. MANUFACTURED HOUSING PARK DISTRICT

Map No.	Parcel No.
150	141

Map No.	Parcel No.
103	0315 and 0316 0316-20-1 0316-21 and 0316-22 0316-22-1 through 0316-22-11

I. RESIDENTIAL DISTRICT-I

Map No.	Parcel No.
123	331 through 335 341 and 342 344 through 347 0544 (part east of Beaver Brook) 0546 0546-2 through 0546-6 0546-8 through 0546-20 0547 0548 0549 (part north of West Running Brook)

Map No.	Parcel No.
128	0877 and 0878 3622 through 3624 3640-1 3640-3 3640-6

Map No.	Parcel No.
129	336 through 338 37114 37114-1 37115 through 37116 37117 (part south of Beaver Brook)

J. GENERAL RESIDENTIAL DISTRICT

The General Residential District shall consist of all parcels not previously identified as being part of another district.

ARTICLE 600 - DISTRICT PROVISIONS

Section 601 - Business District-I

601.1 - Permitted Uses

The following types of uses shall be permitted:

- A. Single family detached dwellings, rooming houses, hotels, manufactured housing subdivisions (subject to the provisions of part 611.4 of this Ordinance), and inns. No other residential structures shall be permitted.
- B. All stores intended for the retail sale of such commodities as:
 - 1. antiques
 - 2. appliances and supplies
 - 3. art goods
 - 4. automobiles
 - 5. bakery products
 - 6. bicycles and their accessories
 - 7. books, stationery and greeting cards
 - 8. boots and shoes
 - 9. cameras and photographic supplies
 - 10. candy and confections
 - 11. chemical supplies
 - 12. cigars, cigarettes, tobacco and smoking supplies
 - 13. clothing and wearing apparel
 - 14. crockery
 - 15. dairy products
 - 16. drugs and medicines
 - 17. dry goods
 - 18. electrical equipment
 - 19. feed, grain and seeds
 - 20. flowers and plants
 - 21. fruit and vegetables
 - 22. furniture and household furnishings
 - 23. hardware
 - 24. heating supplies and appliances
 - 25. ice cream and soft drinks
 - 26. jewelry, watches and clocks
 - 27. kitchenware
 - 28. leather, leather goods and luggage
 - 29. meat and fish
 - 30. miscellaneous grocery items
 - 31. miscellaneous food products

32. motorcycles and their accessories
33. music and musical instruments
34. newspapers and magazines
35. novelties and variety goods
36. office equipment and supplies
37. optical goods
38. paint, wallpaper and painters' and decorators' supplies
39. pets such as dogs, cats and birds
40. pharmaceutical supplies including drugs and medicines
41. plumbing fixtures and supplies
42. radios and phonographs and their supplies
43. sporting goods
44. the sale of gasoline

C. Offices or stores for the handling of sales and/or services such as:

1. banks and other financial institutions
2. barber shops and beauty parlors
3. boot and shoe repair
4. book lending
5. bus depots or the sale of travel accommodations
6. catering
7. clinic
8. coal, wood or heating materials not stored on the premises
9. day care for children
10. electrical power, water or illuminating gas
11. express offices
12. garages for storage, sales, repairs and maintenance of motorcycles, automobiles, trucks and tractors
13. hat cleaning
14. home occupations
15. lumber or building products not stored on the premises
16. moving picture houses or other type of theater
17. moving company offices
18. public or private educational services
19. real estate and insurance offices
20. restaurants, cafes, cafeterias, lunch rooms and the retail sale of any goods normally associated with such establishments
21. sign painting

D. Offices for the handling of administrative functions

E. The manufacture or processing of the following goods and products:

1. artificial flowers
2. bakeries
3. chemical manufacturing associated with retail sale of drugs and medicines
4. clothing or wearing apparel and their accessories, except boots and shoes
5. dental and orthopedic appliances and supplies
6. engraving, grinding and repair of optical products
7. packaging of feed, grain and seeds when accessory to the retail sales
8. printing and book publishing and binding
9. repair of watches and clocks and other small articles and appliances
10. repair of household furnishings

F. Miscellaneous uses such as:

1. athletic clubs or gymnasiums
2. billiard parlors and pool halls
3. bowling alleys
4. dance halls or auditoriums used primarily for entertainment or recreation
5. exhibition halls
6. radio broadcasting and receiving stations
7. skating rinks
8. swimming pools

G. Any public use or use by a semi-public agency whose activities are primarily non-profit in nature.

H. **LIGHT INDUSTRY** - The assembly, manufacture, processing or other industrial operations conducted in such a manner that all resulting cinders, dust, fumes, gas, odors, smoke, vapor and waste or emissions are effectively confined to the premises or disposed of so as to avoid any environmental pollution, and conducted in such a manner that the noise level at the property line will not exceed 80 decibels, and flashing and vibration shall not be perceptible off-site.

Light Industry use shall be allowed only within the following specific areas of the Business District I Zone:

1. Six Hundred (600') feet from the centerline, on either side of New Hampshire Route 111, running from the Atkinson Town line to the Salem Town line.
2. Six Hundred (600') feet from the centerline, on either side of New Hampshire Route 28, from the Windham Town line northerly to Lawrence Road.
3. Six Hundred (600') feet from the centerline, on either side of New Hampshire 28, beginning at the northerly property lines of the Robert Frost Farm and State of New Hampshire land and running northerly to West Running Brook (South Main Street).

- I. No use described in Section 601.1, A through H, shall be construed or interpreted to allow sexually oriented businesses in the Business District-I except as provided in Section 601.5.

601.2 - Area and Dimensional Requirements

- A. Minimum Lot Area - With public sewer; thirty thousand (30,000) square feet
- Without public sewer; one (1) acre, plus ten thousand (10,000) square feet for each two hundred (200) gallons per day of sewage effluent after the first 200 gallons per day, unless the owner can show adequate plans for sewage disposal on a smaller lot.
- B. Minimum Lot Width - One hundred and twenty-five (125) feet at the thirty-five (35) foot front setback line.
- C. Minimum Yard Depths - Front yard, thirty-five (35) feet; side and rear yards, twenty (20) feet.

601.3 - Buffer Zones

Buffer zones shall be established in accordance with the provisions of Article 300, Section 318.

601.4 - Off-street Parking

Off-street parking shall be provided in accordance with the provisions of the Town of Derry Land Development Control Regulations

601.5 - Sexually Oriented Businesses are permitted in the Business District-I. Sexually oriented business shall comply with and shall satisfy all restrictions in Section 322.

Section 602 - Business District-II

602.1 - Permitted Uses

The following uses shall be permitted:

- A. All uses allowed in Article 600, Section 601.1 A through H, provided, however, sexually oriented businesses are prohibited in Business District II.
- B. Multi-family dwellings, subject to the following limitations:
1. New construction - the density shall not exceed eighteen (18) dwelling units per acre.

2. Conversions - Existing structures may be converted for multi-family use, at a density not to exceed eighteen (18) dwelling units per acre, provided that the lot and the structure meet the minimum standards for this district with respect to area and dimensional requirements, buffer zones, off-street parking, and height limitation.

Any conversion which involves an existing nonresidential or multi-family use, or one which would result in the creation of a combination of nonresidential and residential use, or which would result in the creation of a multi-family dwelling, shall be subject to review and approval in accordance with the Town of Derry Land Development Control Regulations.

3. Multi-family dwelling structures shall not exceed sixty (60) feet in height.

602.2 - Area and Dimensional Requirements

The area and dimensional requirements shall be the same as specified in Section 601.2.

602.3 - Buffer Zones

Buffer zones shall be established in accordance with the provisions of Article 300, Section 318.

602.4 - Off-street Parking

Off-street parking shall be provided in accordance with the provisions of the Town of Derry Land Development Control Regulations.

Section 603 - Neighborhood Commercial Districts

603.1 - Objectives and Characteristics

It is the intent of the Town of Derry to create zoning districts within the town to be known as Neighborhood Commercial or "NC" districts. An NC district is intended to provide an opportunity for the development of limited retail sales and service facilities in the proximity of residential neighborhoods, thus minimizing unnecessary traffic congestion in the major shopping areas within the town as well as helping to reduce national fuel consumption. It is intended that any such facilities will be designed to blend harmoniously with the residential areas in which they are located and will be spaced such that they will afford convenience to the neighborhoods in which they are located, but will not create substantial or continuous commercial districts.

603.2 - Location of NC Districts

NC districts are intended to be "floating" districts and may be located anywhere within Residential District-I or the General Residence District provided that they meet the following criteria:

- A. No NC district (or portion thereof) shall be located within one and one-half (1½) miles (horizontal straight-line measure) from:
 1. any other NC district;
 2. any business or industrial district within the town (within which NC district uses are permitted); or
 3. the nearest boundary of a parcel of property on which any other existing "convenience" store which regularly sells milk, bread, eggs, soda or newspapers is located within the town; and
- B. The Planning Board has approved and filed a plat in the Registry of Deeds, designated as an NC district, based upon the requirements of this Ordinance as well as those of the Town of Derry Land Development Control and other applicable regulations; and
- C. The Code Enforcement Officer (CEO) has not filed a "Notice of Termination of NC District" in accordance with the provisions entitled "Duration of NC Districts" as set forth below.

In the event that more than one applicant submits an application for establishment of an NC district, which if approved would conflict with Part A above, the first application received by the Planning Board which contains complete and correct data, information, permits and approvals shall take precedence.

603.3 - Size of NC Districts

An NC district shall be the same size as, and coincident with, a single lot (parcel) which conforms with the minimum lot size requirements for residential lots in the underlying (surrounding) district (including, where applicable, lot size by soil type).

603.4 - Duration of NC Districts

An NC district shall continue to exist as long as it is in compliance with the provisions of this Ordinance including, but not limited to, the provisions related to hours of operation. A period of one year following Planning Board approval and recording of a plat is allowed for the construction and commencement of operation of the facilities, as evidenced by the issuance of a Certificate of Occupancy, failing which the CEO shall issue a "Notice of Termination of NC District" which shall be filed in the Registry of Deeds. The one-year period may be extended by, and following application to, the CEO for a reasonable additional period of time, provided

that the applicant has diligently pursued and has, in good faith, attempted to complete construction within such time period.

In the event that an NC district (or the activities permitted therein) fails to comply with the requirements of this Ordinance, in any way, for an aggregate period of 90 days in any 12-month period, the CEO of the Town of Derry shall revoke the Certificate of Occupancy for all facilities and operations within the NC district. Within thirty (30) days following the final outcome of any permitted appeals of the decision of the CEO which result in the decision being sustained, the CEO shall issue a "Notice of Termination of NC District," which shall be filed in the Registry of Deeds.

The duration of the NC district shall not be adversely affected by the expansion of an industrial or business district subsequent to the approval and recording of an NC district plat.

603.5 - Permitted Uses Within an NC District

Only the following uses shall be permitted within an NC district:

- A. The retail sale of grocery and sundry items including, as a minimum, milk, bread, eggs, soda and newspapers as customarily found in a "convenience" store. No sale for on-premises consumption is permitted. (Sale of coffee and doughnuts for off-premises consumption is permitted.)
- B. The retail rental of audio or video tapes or discs as a secondary use to Part A above. Such secondary use shall not occupy more than twenty-five (25) percent of the usable floor area of the building.

603.6 - Prohibited Uses Within an NC District

- A. Any use or activity not expressly permitted above.
- B. Outside storage or display of goods or merchandise.
- C. Sale of motor fuels.
- D. Portable or temporary signs.
- E. On-premises video games, or equivalent, are specifically prohibited.
- F. Sexually oriented businesses are prohibited within the Neighborhood Commercial District.

603.7 - Limitations

- A. Hours of Operation: The retail sale of groceries and sundries shall be conducted on a regular and continuing basis for a minimum of eighty (80) hours per week between the hours of 6:00 a.m. and 10:00 p.m. only. No operation shall be permitted between the hours of 10:00 p.m. and 6:00 a.m..
- B. Building: Only one building shall be located within an NC district, and such building shall be used exclusively for the permitted uses.
- C. Signs: Only one free standing sign shall be permitted within an NC district. Such sign shall be for facility name and address identification only and shall not contain any product or other advertising information. Such sign shall have a maximum surface area of ten (10) square feet on each of two sides. The maximum height of the sign above grade shall be eight (8) feet and shall be located a minimum of ten (10) feet from all property lines of the parcel. The sign shall not be internally illuminated and internally illuminated lettering shall not be utilized. In addition to the one free-standing sign, one flat sign attached to the surface of the building will be permitted. Such sign shall have a maximum surface area of twenty (20) square feet, shall not be internally illuminated and shall not utilize internally illuminated lettering. No other signs will be permitted in an NC district.

603.8 - Area and Dimensional Requirements

- A. Minimum Lot Area: See "Size of NC Districts" above (603.3)
- B. Minimum Frontage: The NC district (lot) shall have a minimum of two hundred (200) feet of frontage on an approved street (at the front lot line, and not at the setback line), which has been designated as an arterial or collector road only, as referenced in the Transportation Plan in the 1986 Derry Master Plan.
- C. Minimum Setbacks: All buildings and parking areas and all other areas which are intended or may be used for vehicular travel (except for the access/egress point) shall be set back a minimum of fifty (50) feet from all lot lines.
- D. Lot Coverage: Not more than twenty-five (25) percent of the lot area shall be occupied by the building, parking areas, driveway, or other improvements which reduce the green space.
- E. Height: The maximum height of any point of the building or other structures within an NC district shall not exceed twenty-five (25) feet above the lowest finished grade elevation at any point adjacent to the foundation of such building or structure.
- F. Floor Area:
 - 1. Maximum footprint/plan area of the building (including porches) shall be two thousand (2,000) square feet.

2. Minimum footprint/plan area of the building shall be twelve hundred (1,200) square feet.
3. The maximum perimeter of the building shall not exceed one hundred and eighty (180) feet.
4. The sales floor area shall be limited to a single level only and shall not exceed two thousand (2,000) square feet.

603.9 - General Requirements

- A. The design and finish of the building and all other improvements within an NC district shall be in conformance with that of existing residential improvements within the surrounding neighborhood, as determined by the Planning Board.
- B. Exterior finishes of cinder block, cement block, fiberglass or metal shall not be permitted. Flat roofs shall not be permitted.
- C. The building constructed in the NC district shall be designed and constructed (including water supply and sewage disposal with capacity for at least three bedrooms) so as to facilitate future use as a single family residence in the event that the owner chooses to convert the building to a residence (and thus abandon the NC district) or in the event that a "Notice of Termination of NC District" is issued.
- D. Landscaped visual and acoustic buffer zones, at least twenty-five (25) feet deep, shall be provided inside, and immediately adjacent to, all lot lines except for street boundary lines. Buffer zones may be required along street boundary lines at the discretion of the Planning Board.
- E. Vehicular access to, and egress from, an NC district shall be by means of a single driveway with a width not exceeding twenty-four (24) feet.

Section 604 - Business/Office District

604.1 - Purpose

The Business/Office District is established for the purpose of permitting appropriate uses to occur within an area of the community where the predominant character has been, and will possibly continue to be, subject to change as a result of the growth which has affected the Town as a whole, and as a result of the influence exerted by the increased traffic volume on West Broadway. It is intended that the types of land use activities which would be allowed within this district should not greatly aggravate an already serious traffic problem on West Broadway, nor should they have a severe detrimental impact on the existing residential uses which may continue to be maintained in the district.

For these reasons, certain prohibitions, restrictions, limitations, and requirements are deemed to be necessary and appropriate.

604.2 - Permitted Uses

Land use activities permitted within this district shall be limited to the following, and further, shall be subject to such other limitations as are specified herein:

- A. Business and professional offices such as those for doctors, dentists and real estate;
- B. Single family detached dwellings;
- C. Single family detached dwellings containing a maximum of one (1) business or professional office of the type described herein;
- D. Offices to handle the sale of products and services where such products and services are not available on the premises; and
- E. Those uses allowed pursuant to Part 604.4.

604.3 - Prohibited Uses

Land use activities which are specifically prohibited within this district include, but are not necessarily limited to, the following:

- A. Grocery and convenience stores;
- B. Drug Stores;
- C. Restaurants;
- D. Fast food sales;
- E. Day care services;
- F. Gasoline stations;
- G. Sales, repair and/or service facilities intended principally for motor vehicles;
- H. Video rentals;
- I. Other retail businesses except as allowed in Part 604.4;
- J. Sexually oriented businesses are set forth in Article 300, Section 322; and

- K. Other uses which, in the opinion of the Planning Board, would likely have an adverse impact on the character of the district or on West Broadway traffic conditions and traffic safety.

604.4 - Other Allowable Use

Retail business uses may be allowed provided that the floor area devoted to such use does not exceed three hundred (300) square feet, and that a minimum of two (2) off-street spaces are provided for customer parking, and as required pursuant to Part 604.7.

604.5 - Limitations

The following limitations shall apply to the conversion of existing residential structures, and to the construction of new nonresidential structures within this district:

- A. Conversion of Existing Structures - Existing residential structures may be converted to a permitted nonresidential use provided that:
1. The total of the floor area to be devoted to the nonresidential use shall not exceed the aggregate of the living floor space of the dwelling unit. For the purpose of this limitation, the term "living floor space" shall not include basement, cellar, attic, or storage areas;
 2. The footprint of the existing structure shall not be enlarged or modified; and
 3. The exterior architecture of the existing structure shall not be modified to the extent that the structure no longer retains a residential appearance.
- B. New Construction - If an existing residential structure is removed, in whole or in part, or if a vacant parcel is developed for the purpose of establishing a permitted nonresidential use, the following requirements shall apply:
1. The nonresidential use shall comply with the following lot area, dimensional, and yard requirements:
 - a. minimum lot area - 10,000 square feet;
 - b. minimum lot width - 100 feet at the street line;
 - c. minimum building setbacks - front yard, 35 feet from the edge of the street R.O.W.;
- side and rear yards, 15 feet each from the property line.

2. New structures shall be designed and constructed so that their architectural appearance, scale, proportion and material will blend with the existing residential character of the district. Consideration should be given to each of the following:
 - a. the height, bulk and area of the structure;
 - b. the type and the pitch of the roof;
 - c. the size and the spacing of the windows, doors and other openings;
 - d. the size, type and location of towers, chimneys and roof structures; and
 - e. the exterior colors and materials.

604.6 - Plan Review

Any change from a residential to a nonresidential use of a lot or structure, whether in whole or in part, or the development or change or expansion of the use of a lot or structure for nonresidential uses shall be subject to review and approval by the Planning Board in accordance with the Town of Derry Land Development Control Regulations, whether or not such development, change or expansion includes a subdivision or resubdivision of the site.

604.7 - Off-Street Parking

- A. Residential Use - Off-street parking shall be provided on the basis of one (1) space per bedroom, with a minimum of three (3) spaces being required per dwelling unit.
- B. Nonresidential Use - Off-street parking shall be provided in accordance with the Town of Derry Land Development Control Regulations.
- C. All off-street parking areas shall be provided in such a way that no vehicle will be required or will be likely to back into the street or into the lot.
- D. No off-street parking will be allowed on the lot any closer than twenty-five (25) feet from the street R.O.W. line.
- E. No parking will be allowed within the designated buffer zone.

604.8 - Buffer Zone

Where a nonresidential use in this district abuts a residential use in this district, or abuts a residential district, a buffer zone shall be established to help diminish the effects of the nonresidential use on the abutting residential use or residential district. The characteristics of the buffer zone shall be as follows:

- A. It shall have a minimum width of ten (10) feet, being parallel to and running the entire length of the nonresidential use property line, or as required by the Planning Board.
- B. It shall be planted with a single row of evergreen type trees or shrubs which, at the time of planting, shall have a minimum height of six (6) feet. Said trees or shrubs shall also be maintained at a height of at least six (6) feet.
- C. The spacing of said trees or shrubs shall be such that they will create a dense screening at the time of planting.

604.9 - Maximum Lot Coverage

Lot coverage by principal and accessory uses, structures and buildings, including parking areas, shall, in the aggregate, not exceed seventy (70) percent of the lot area.

604.10 - Curb Cut

There shall be allowed only one (1) curb cut per lot on West Broadway. Said curb cut shall not exceed twenty (20) feet in width.

604.11 - Conforming and Nonconforming Lots and Structures, and Nonconforming Uses

- A. All existing lots within this district, having structures thereon, shall be considered to be legally conforming lots until such time as the structures are either removed or damaged by storm or fire to the extent that the replacement or repair cost exceeds fifty (50) percent of the original structure's assessed valuation; then such lots shall be considered to be nonconforming lots unless they meet the lot area and frontage requirements cited in Part 604.5.B.1. of this Section.
- B. Existing nonconforming structures may continue to be used for legally permitted purposes until such time as they are either removed or damaged as described in subpart A of this Part 604.11; then such structures may only be replaced in accordance with the requirements of this Section 604, other pertinent provisions of this Ordinance, and in accordance with the Land Development Control Regulations.
- C. Existing nonconforming structures and nonconforming lots and uses shall not be rendered more nonconforming.
- D. All existing nonconforming uses which legally existed on August 2, 1991 may continue until such time as they are discontinued for a period of twelve (12) consecutive months; then they may be replaced only by a permitted use.

604.12 - Signs

Signs shall be permitted in this district in accordance with the provisions of Article 1100 of this Ordinance, subject to further compliance with the following additional limitations:

- A. There shall be allowed only one (1) sign per lot
- B. The surface area, as defined in Article 200, Section 202 of this Ordinance, shall not exceed ten (10) square feet.
- C. The sign shall not be internally illuminated and shall not utilize internally illuminated lettering.
- D. The sign shall be set back on the lot a distance of at least ten (10) feet from the nearest edge of the roadway pavement.

604.13 - Conflicting Provisions

Where the provisions of this Section 604 conflict with any other provision of this Ordinance or the Land Development Control Regulations, the more restrictive provision shall take precedence.

Section 605 - Industrial District-I

605.1 - Permitted Uses

The following uses shall be permitted within the Industrial District-I:

- A. The manufacture of various products including, but not limited to:
 - 1. appliances
 - 2. building material
 - 3. chemicals
 - 4. clothing
 - 5. food
 - 6. furniture
 - 7. instruments
 - 8. office supplies
 - 9. photographic and optical products
 - 10. plastics
 - 11. sporting goods
 - 12. textiles
 - 13. transportation equipment
 - 14. wood products

B. Other large-scale uses including, but not limited to:

1. building materials storage and sale
2. freight terminal
3. fuel and storage tanks
4. mail order storage yards
5. sand and gravel pits
6. warehouse
7. wholesale businesses

C. Agricultural and forestry uses.

605.2 - Accessory Uses

Accessory uses, buildings and structures usually associated with these permitted uses shall be allowed, including off-street parking facility, signs, and temporary buildings for uses incidental to construction.

605.3 - Prohibited Uses

The following uses shall be prohibited within the Industrial District-I:

- A. Any industry which produces smoke other than that which comes from normal heating and power producing purposes, subject to the limitation of Section 310 of this Ordinance.
- B. The following activities are specifically prohibited:
 1. acetylene gas manufacture
 2. ammonia, beachline powder, chlorine manufacture
 3. asphalt manufacturing or refining
 4. blast furnace
 5. boiler making
 6. brick, terra cotta or tile manufacturing
 7. coke manufacturing
 8. creosote treatment or manufacturing
 9. dye stuff manufacturing
 10. emery cloth or sandpaper manufacturing
 11. foundries
 12. manufacture of gunpowder and other explosives
 13. manufacturing of tar roofing or tar waterproofing
 14. slaughtering of animals or fowl
 15. smelting of ores
 16. stockyards
 17. tanning or curing of raw hides or skins, or japanning of leather
 18. tar distillation or manufacturing
 19. any business us including any sexually oriented business

605.4 - Area and Dimensional Requirements

- A. Minimum Lot Area - One (1) acre (43,560 square feet)
- B. Minimum Lot Width - One hundred and twenty-five (125) feet at the thirty (30) foot front setback line
- C. Minimum Yard Depths - Front yard, thirty (30) feet; side and rear yards, twenty (20) feet

605.5 - Building Height

Building height shall be subject to the review and approval of the Planning Board.

605.6 - Water and Sewer Services

- A. Town water service shall be used, if available.
- B. Town sewer service shall be used if said town sewer is located within one hundred (100) feet of a property line of a parcel under consideration, as required by the Sewer Ordinance, Town of Derry, New Hampshire.
- C. All connections to the town water and sewer systems shall be made in strict conformity to the Sewer and Water ordinances, the Water Main Specifications, and the Sewer and Water Service Connection Specifications of the Town of Derry.
- D. In the event that town water and sewer services are not available, state-approved water and sewer systems shall be required.

605.7 - Buffer Zones

Buffer zones shall be established in accordance with the provisions of Article 300, Section 318.

605.8 - Off-street Parking

Off-street parking shall be provided in accordance with the provisions of the Land Development Control Regulations.

Section 606 - Industrial District-II

606.1 - District Objective

This district allows for the establishment of office and light manufacturing employment opportunities in the community and takes into consideration vehicular and truck access and the availability of municipal water and sewer. Research and development and office activities should be concentrated in this area.

606.2 - Permitted Uses

Only the following uses shall be permitted within this district:

1. manufacturing industries
2. warehouse and wholesale uses
3. professional office and appurtenant uses in buildings of greater than twenty thousand (20,000) square feet
4. public utilities
5. parking garages
6. animal hospital, veterinary clinics
7. printing establishments
8. industrial supply establishments
9. hotel/motel
10. breweries and bottling facilities
11. enclosed recycling of non-hazardous materials

606.3 - Prohibited Uses

Any industrial use of land, building, structure, or equipment which would be injurious, noxious or offensive by way of odor, fumes, smoke, dust, vibration, noise or other objectionable features, or hazardous to the community on account of fire or explosion or any other cause shall be prohibited in this district. Sexually oriented businesses are prohibited in this district.

606.4 - Area and Dimensional Requirements

- A. Minimum Lot Area - One (1) acre (43,560 square feet) when served by town sewer. If not served by the town sewer, the minimum lot area shall be one (1) acre in addition to meeting the lot size requirement specified in Table 1A, "Minimum Lot Size by Soil Type," as contained in the Town of Derry Land Development Control Regulations.
- B. Minimum Lot Width - One hundred and twenty-five (125) feet at the thirty (30) foot front setback line.

- C. Minimum Yard Depths - Front yard, thirty (30) feet; side and rear yards, twenty (20) feet.

606.5 - Building Height

Building heights of up to sixty (60) feet shall be permitted, notwithstanding any other provision of this Ordinance.

606.6 - Buffer Zones

Buffer zones shall be established in accordance with the provisions of Article 300, Section 318.

606.7 - Off-street Parking

Off-street parking shall be provided in accordance with the provisions of the Land Development Control Regulations.

Section 607 - Industrial District-III

607.1 - Permitted Uses

A. Only the following uses are permitted within Industrial District-III:

1. manufacturing industries
2. warehouse and wholesale uses
3. professional office uses in buildings of greater than ten thousand (10,000) square feet
4. public utilities
5. machinery and transportation equipment, sales, service and repair
6. freight and trucking terminals, offices and brokers
7. contractors yards
8. parking garages
9. animal hospital, veterinary clinics
10. bulk fuel storage and distribution
11. printing establishment
12. contract cleaning establishment
13. industrial supply establishment
14. hotel/motel
15. breweries and bottling facilities
16. enclosed recycling of non-hazardous materials

607.2 - Prohibited Uses

Any industrial use of land, building, structure, or equipment which would be injurious, noxious or offensive by way of odor, fumes, smoke, dust, vibration, noise or other objectionable features, or hazardous to the community on account of fire or explosion or any other cause shall be prohibited in this district. Sexually oriented businesses are prohibited in this district.

607.3 - Area and Dimensional Requirements

- A. Minimum Lot Area - One (1) acre (43,560 square feet) when served by town sewer. If not served by the town sewer, the minimum lot area shall be one (1) acre in addition to meeting the lot size requirement specified in Table 1A, "Minimum Lot Size by Soil Type," as contained in the Town of Derry Land Development Control Regulations.
- B. Minimum Lot Width - One hundred and twenty-five (125) feet at the thirty (30) foot front setback line.
- C. Minimum Yard Depths - Front yard, thirty (30) feet; side and rear yards, twenty (20) feet.

607.4 - Building Height

Building heights of up to one hundred (100) feet shall be permitted, notwithstanding any other provision of this Ordinance.

607.5 - Buffer Zones

Buffer zones shall be established in accordance with the provisions of Article 300, Section 318.

607.6 - Off-street Parking

Off-street parking shall be provided in accordance with the provisions of the Land Development Control Regulations.

Section 608 - Industrial District-IV

608.1 - Permitted Uses

The following uses shall be permitted within the Industrial District-IV:

A. The manufacture of various products including, but not limited to:

1. appliances
2. building material
3. chemicals
4. clothing
5. food
6. furniture
7. instruments
8. office supplies
9. photographic and optical products
10. plastics
11. sporting goods
12. textiles
13. transportation equipment
14. wood products

B. Other large-scale uses including, but not limited to:

1. building materials storage and sale
2. freight terminal
3. fuel and storage tanks
4. mail order storage yards
5. sand and gravel pits
6. warehouse
7. wholesale businesses

C. Agricultural and forestry uses

D. Retail business

608.2 - Accessory Uses

Accessory uses, buildings and structures usually associated with these permitted uses shall be allowed, including off-street parking facility, signs, and temporary buildings for uses incidental to construction.

608.3 - Prohibited Uses

The following uses shall be prohibited within the Industrial District-IV:

- A. Any industry which produces smoke other than that which comes from normal heating and power producing purposes, subject to the limitation of Section 310 of this Ordinance.
- B. The following activities are specifically prohibited:
 - 1. acetylene gas manufacture
 - 2. ammonia, beachline powder, chlorine manufacture
 - 3. asphalt manufacturing or refining
 - 4. blast furnace
 - 5. boiler making
 - 6. brick, terra cotta or tile manufacturing
 - 7. coke manufacturing
 - 8. creosote treatment or manufacturing
 - 9. dye stuff manufacturing
 - 10. emery cloth or sandpaper manufacturing
 - 11. foundries
 - 12. manufacture of gunpowder and other explosives
 - 13. manufacturing of tar roofing or tar waterproofing
 - 14. slaughtering of animals or fowl
 - 15. smelting of ores
 - 16. stockyards
 - 17. tanning or curing of raw hides or skins, or japanning of leather
 - 18. tar distillation or manufacturing
- C. Sexually oriented businesses are prohibited in this district.

608.4 - Area and Dimensional Requirements

- A. Minimum Lot Area - One (1) acre (43,560 square feet)
- B. Minimum Lot Width - One hundred and twenty-five (125) feet at the thirty (30) foot front setback line
- C. Minimum Yard Depths - Front yard, thirty (30) feet; side and rear yards, twenty (20) feet

608.5 - Building Height

Building height shall be subject to the review and approval of the Planning Board.

608.6 - Water and Sewer Services

- A. Town water service shall be used, if available.
- B. Town sewer service shall be used if said town sewer is located within one hundred (100) feet of a property line of a parcel under consideration, as required by the Sewer Ordinance, Town of Derry, New Hampshire.
- C. All connections to the town water and sewer systems shall be made in strict conformity to the Sewer and Water ordinances, the Water Main Specifications, and the Sewer and Water Service Connection Specifications of the Town of Derry.
- D. In the event that town water and sewer services are not available, state-approved water and sewer systems shall be required.

608.7 - Buffer Zones

Buffer zones shall be established in accordance with the provisions of Article 300, Section 318.

608.8 - Off-street Parking

Off-street parking shall be provided in accordance with the provisions of the Land Development Control Regulations.

Section 609 - Manufactured Housing Park District

609.1 - Purpose

The purpose of this district is to allow the use of manufactured housing units under conditions which are intended to enhance affordable housing opportunities.

609.2 - Permitted Uses

Uses permitted within this district shall be limited to single family detached manufactured housing units as defined in this Ordinance. A maximum of one site-built or pre-site-built single family detached housing unit may also be located within a manufactured housing park.

609.3 - Minimum Tract Area

A manufactured housing park site shall consist of at least fifteen (15) acres.

609.4 - General Provisions

- A. Regulatory Floodway - Except in existing manufactured housing parks, the placement of manufactured homes is prohibited within the regulatory floodway as designated on the Flood Boundary and Floodway maps of the Town of Derry bearing the effective date of April 15, 1981.
- B. Suitability of Site - No manufactured housing park shall be located as to be:
1. inaccessible from a town- or state-maintained road;
 2. on poorly drained land or land that is unsuitable for septic tank disposal of sewage in those cases where access to and connection with the municipal sewerage system is unavailable;
 3. on land subject to flooding, erosion or other hazard; or
 4. on land that is exposed to chronic nuisances such as, but not limited to, noise, smoke, dust, fumes, and/or odors. The developer shall establish, to the satisfaction of the Planning Board, that land proposed for a manufactured housing park is suitable for such development.
- C. License Required - No manufactured housing park, whether newly constructed or currently existing, shall be operated after the effective date of this Ordinance until it shall first have been licensed by the Code Enforcement Officer.
1. Application for a license shall be made annually and shall show the name and address of the owner of the park, the number of units within the park, the names and addresses of the unit owners, and the number of vacant spaces within the park.
 2. The first such application shall be accompanied by a plan of the park, drawn to scale, showing the location of the interior streets, the individual unit spaces, drainage, sanitary and water facilities, and electric, telephone and gas utilities.
 3. All renewal applications shall be accompanied by information as to any changes in the original plan or other park information. At the discretion of the Code Enforcement Officer, a new plan may be required if the changes are numerous.
- D. Inspection Required - No original or renewal license shall be issued until a completed application has been submitted, as required herein, and until after the park has been inspected to determine that it meets all necessary health and safety requirements of this Ordinance.
- E. Existing Parks - Existing manufactured housing parks may not be expanded or altered except in conformance with the provisions of this Ordinance.

- F. Fees - Licensing and renewal fees shall be established by the Town Council.
- G. Unoccupied Units - No unoccupied manufactured home shall be stored or exhibited for sale for commercial purposes within the manufactured housing park.
- H. Hygiene and Sanitation - Every manufactured home shall be provided with adequate hygiene and sanitation facilities. Water supply, water service, plumbing, sewage disposal and treatment, electric power service, bottled or piped gas service, heating equipment and fuels, refuse and garbage storage and disposal, and insect and rodent control shall be provided in full compliance with all pertinent state and local health regulations and requirements.

609.5 - Design Standards

After the effective date of this Ordinance, all new manufactured housing parks, and the expansion and alteration of existing parks, shall be subject to the following minimum design standards, compliance with which shall be determined by the Planning Board under the Town of Derry Land Development Control Regulations.

A. Standards for Parks

1. Interior roads shall have a minimum right-of-way width of fifty (50) feet, centered within which there shall be a paved travel way having a minimum width of twenty-four (24) feet. Interior roads shall be constructed in accordance with the requirements for minor streets as specified in the "Table of Geometric and Other Standards for Streets" contained in the Town of Derry Land Development Control Regulations.
2. Interior roadways shall be adequately illuminated at night, and shall be identified by signs of a design approved by the Public Works Director.
3. At least ten (10) percent of the total park area, exclusive of the interior access roads, unit spaces, and utility and service areas, shall be reserved for recreation and open space purposes for the exclusive use of the residents thereof.

Recreation areas shall be enclosed by appropriate fencing to protect children from streets and parking areas.

Land designated for recreation and open space purposes shall be approved by the Planning Board as being suitable for the intended use.

4. A buffer zone which complies with the provisions of Article 300, Section 318 shall be established around the park perimeter.

5. Water, sewer and underground utility lines that run under interior access roads shall be sleeved to the satisfaction of the Public Works Director.
6. If the park is to be connected to the municipal water system, the service connection to said system shall be a minimum of six (6) inches in diameter, and there shall be connected therewith fire hydrants of a number and at such locations within the park as are to be determined by the Derry Fire Department.
7. Each park shall have a minimum of one (1) access on a public right-of-way. The width of said access shall be at least fifty (50) feet.

B. Space Standards

1. Each space shall be a minimum of 7,200 square feet in area, shall be at least sixty (60) feet wide by at least one hundred and twenty (120) feet in depth, and shall front upon an interior access road. The bounds of each space shall be clearly marked.
2. Each space shall include provision for at least two (2) off-street parking spaces, each at least ten (10) feet wide by twenty-two feet long, having an all-weather surface area.
3. Each manufactured housing space shall be provided with a four-inch thick reinforced concrete pad, the length and width of which shall be sized to accommodate the dimensions of the manufactured housing unit to be placed thereon.
4. Each space shall be provided with an all-weather walkway.
5. Each space shall have an attachment for water supply, the source and distribution system of which meet all state and local regulations.
6. Each space shall be provided with a connection to an adequate central sewage disposal system which shall meet all state and local regulations.

If a centralized subsurface disposal system is used, the septic tank and leach field shall not be located on any manufactured housing space, but shall be located on a separate lot of sufficient size to accommodate the ultimate capacity of the park.

If each manufactured housing space is to be served on-site by an individual subsurface disposal system, the space being served shall be at least one (1) acre in area.

Separate lots containing subsurface disposal systems shall not be considered part of the required open space and recreation area.

7. Each space shall be properly graded and drained to assure the adequate disposal of surface and storm water.

8. Each space shall be provided with a storage building having at least one hundred (100) square feet of floor area.
9. All buildings on the space shall be at least twenty (20) feet apart.
10. Each space shall be provided with an electrical source supplying at least 100 amps, 120/240 volts. The installation shall comply with all applicable state and local electrical codes.
11. Each space shall be provided with a light post at the street end of the driveway, to which the street number of the space shall be attached in such manner as to be adequately illuminated and visible to emergency services personnel.
12. Each space shall be provided with a substantial fly-tight receptacle from which all garbage and refuse shall be removed and disposed of by the park owner not less frequently than once weekly.

C. Manufactured Housing Construction and Placement Standards

1. All manufactured housing units placed within a manufactured housing park, whether a new or an existing park, after the effective date of this Ordinance shall be certified as being constructed in accordance with the provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974.
2. No manufactured housing unit shall be placed closer than fifty (50) feet to a public street right-of-way line.
3. A manufactured housing unit, including any attachment thereto, such as a carport, and all accessory buildings, shall be located on the space so that the unit and all accessory buildings are at least thirty (30) feet from the edge of the right-of-way of the interior access road, and twenty (20) feet from any lot line of the space.

D. Open Space and Improvements Maintenance Assurance

1. In the event that the owner of the park, or any successor owners shall, for any reason, fail to maintain the common area(s) and improvements in reasonable order and condition in accordance with the approved plan, the Code Enforcement Officer shall serve written notice upon the owner, or his heirs and assigns, setting forth the deficiencies in the maintenance, order and condition of the common area(s) and/or improvements.
2. Such notice shall include a demand that said deficiencies be cured forthwith and that a statement of intent to comply, and a date of compliance, shall be filed with the Code Enforcement Officer within fourteen (14) days of said notice, unless it pertains to

safety or health, in which case the Code Enforcement Officer may take immediate action.

3. If such maintenance shall not have been performed, or if said statement of intent shall not have been filed by the stated time, the Town, in order to preserve the taxable values of the properties within the park, and to prevent nuisance, safety or health risks, may enter upon the common area(s) and/or improvements and maintain such area(s) and/or improvements for a period not to exceed one (1) year. Said entry and maintenance shall not vest any rights in the general public to the use or the enjoyment of the common area(s) and/or improvements.
4. Before the expiration of that period, the Town shall, upon its initiative, or upon the request of the owner theretofore responsible for the maintenance, call a public hearing to be held by the Mayor and Town Council. Notice of said hearing shall be given to the owner of the park.
5. At the hearing, the owner of the park shall show cause why such maintenance by the Town shall not, at the election of the Town, continue for a succeeding year or other designated period.
6. If the Mayor and Town Council shall determine that the owner is not ready and able to maintain said common area(s) and/or improvements in a reasonable condition, the Town may, in its discretion, continue to maintain said area(s) and/or improvements during the next succeeding year and, subject to a similar hearing and determination, during each succeeding year thereafter. The decision of the Mayor and Town Council in any such case shall constitute a final administrative decision.
7. The cost of such maintenance by the Town shall be assessed against the park owner, and shall become a tax lien on said property.
8. At the time of entering upon said common area(s) and/or improvements for the purpose of maintenance, notice of such lien shall be filed in the office of the Rockingham County Registry of Deeds.

609.6 - Exemption

The provisions of this Section 609 shall not apply to manufactured homes in the possession of dealers as stock-in-trade for sale or resale, as long as said manufactured homes remain unoccupied, except that no such manufactured homes shall be stored in a manufactured housing park.

Section 610 - Residential District-I

610.1 - Permitted Uses

The uses permitted within this district shall be limited to the following:

1. single family detached dwellings
2. two-family dwellings
3. multi-family dwellings
4. accessory apartments (must also comply with the provisions of Section 320)

610.2 - Area and Dimensional Requirements

A. Single family detached and two-family dwellings:

1. Minimum Lot Area

- a. When served by municipal water or municipal sewer, the minimum lot area required shall be fifteen thousand (15,000) square feet per dwelling unit.
- b. When served by both municipal water and municipal sewer, the minimum lot area required shall be ten thousand (10,000) square feet per dwelling unit.
- c. When served by a community water system, the minimum lot area required shall be one (1) acre (43,560 square feet) per dwelling unit.

2. Minimum Lot Width

- a. When served by either municipal water or municipal sewer, or by both, the minimum lot area required shall be one hundred (100) feet at the thirty-five (35) foot front setback line, or one hundred (100) feet at the front lot line.
- b. When served by a community water system, the minimum lot width required shall be one hundred and twenty-five (125) feet at the thirty-five (35) foot front setback line, or one hundred and twenty-five (125) feet at the front lot line.

3. Minimum Yard Depths

The minimum front yard shall be thirty-five (35) feet; the minimum side and rear yards shall be fifteen (15) feet.

B. Multi-family Dwellings

1. Minimum Lot Area

The minimum lot area required shall be three thousand six hundred and thirty (3,630) square feet per dwelling unit.

2. Minimum Lot Width

The minimum lot width required shall be one hundred and fifty (150) feet at the front lot line.

3. Minimum Yard Depths

The minimum front, side and rear yards shall be thirty (30) feet each.

4. Building Height

Multi-family dwellings shall not exceed sixty (60) feet in height.

610.3 - Additional Multi-family Requirements

- A. The maximum length of a multi-family dwelling shall not exceed two hundred (200) feet.
- B. The minimum distance between multi-family dwellings shall not be less than thirty-five (35) feet.
- C. All multi-family dwellings shall be connected to the municipal water and the municipal sewer systems.
- D. At least fifteen (15) percent of the gross lot area shall be provided for recreation space.
- E. Off-street parking shall be provided in accordance with the Land Development Control Regulations.
- F. Multi-family dwellings shall be constructed in accordance with the provisions of the 1990 BOCA National Building Code, the 1990 BOCA National Plumbing Code, the 1990 National Electrical Code (National Fire Protection Association Document #70), and the 1988 Life Safety Code (National Fire Protection Association Document #101).

Section 611 - General Residential District

611.1 - Permitted Uses

A. The uses permitted within this district shall be limited to:

1. single family detached dwellings, in the form of conventional subdivisions
2. manufactured housing subdivisions
3. accessory apartment
4. campgrounds
5. production or sale of farm produce by residents of the district
6. the production or sale of farm produce, as permitted above, shall be allowed, provided that such use is not injurious, noxious or offensive to the neighborhood
7. community-oriented recreational facilities which facilities provide guidance and promote the health, social, education, physical, vocational and character development of boys and girls, with appropriate related social gatherings, child care, appropriate fund raising events and adult programs, such as but not limited to Community Centers, Girls' Clubs, Boys' Clubs, YWCAs and YMCAs.

611.2 - Special Exception Uses

A. A special exception may be granted by the Zoning Board of Adjustment to allow an owner-resident to conduct a home business in her/his dwelling. Such home business shall be limited to the following professions or trades:

1. lawyer, doctor, clergyman, real estate agent, insurance agent, or similar recognized profession or business
2. artist, artisan or craftsman
3. tradesman or repairman

B. A request for only such special exception uses as are specified in part A above may be granted, provided that the Zoning Board of Adjustment finds favorably with respect to each of the following conditions:

1. The applicant claims the dwelling unit as her/his legal residence;
2. The residential use was established by the applicant prior to the filing of the request for the special exception;

3. The proposed home business will not be injurious, noxious, or offensive to the neighborhood by reason of emission of odor, fumes, dust, smoke vibration, noise, or other cause;
 4. The home business use will be conducted within the residential structure, or other existing structure, and will not exceed twenty-five (25) percent of the total normal living area of the dwelling unit. For purposes of this provision, the normal living area shall be defined as that portion of the residential structure consisting of living room(s), family room(s), den(s), bedroom(s), and laundry room(s);
 5. The home business use will not change the residential character of the dwelling, or the property;
 6. Not more than one (1) sign or other advertising device will be displayed on the property, and it will not exceed three (3) square feet in surface area;
 7. Not more than one person not residing in the dwelling unit will be employed on the premises at the same time;
 8. Sufficient off-street parking will be provided for employees, clients, and customers. Where lot size permits, the parking will not be provided within twenty-five (25) feet of the front lot line, nor within ten (10) feet of a side or rear lot line;
 9. Not more than one (1) home business use will be conducted on the property; and
 10. The proposed home business use will not, in any way, be contrary to any covenants or conditions contained in the deed to the property.
- C. Special exceptions granted under this Section are intended for use by the current residents and, as such, shall not be transferable to subsequent occupants.
- D. Nothing in this Section 611.2 shall be construed to allow sexually oriented businesses within this district.

611.3 - Single Family Detached Dwellings, in Conventional Subdivisions

A. Minimum Lot Area

1. When served by the town sewer system, the minimum lot area required shall be thirty thousand (30,000) square feet.
2. When not served by the town sewer system, the minimum lot area required shall be one (1) acre, or larger as shall be determined by the "Soils Based Lot Size Determination" provisions of the Town of Derry Subdivision Regulations.

This requirement shall not be applicable to any legally existing or approved lot containing at least twenty-five thousand (25,000) square feet and having a width of at least one hundred and twenty-five (125) feet at the thirty-five (35) foot front setback line, or having a width of at least one hundred and twenty-five (125) feet at the front lot line, provided that said lot meets the requirements of the Water Supply and Pollution Control Division of the New Hampshire Department of Environmental Services.

B. Minimum Lot Width

The minimum lot width required in this district shall be one hundred and twenty-five (125) feet at the thirty-five (35) foot front setback line, or one hundred and twenty-five (125) feet at the front lot line.

C. Minimum Yard Depths

The minimum front yard shall be thirty-five (35) feet; the minimum side and rear yards shall be fifteen (15) feet.

611.4 - Manufactured Housing Subdivisions

A. Housing Types Permitted

Manufactured housing subdivisions may contain manufactured and pre-site built housing, as defined in this Ordinance, as well as conventional site-built housing.

B. Limitation

Manufactured housing subdivisions shall be limited to single family detached dwellings.

C. Provisions

The area and dimensional requirements for individual lots within a manufactured housing subdivision shall be the same as those which apply to conventional single family subdivisions in this district. (See Section 611.3 A, B, and C.)

D. Manufactured Housing Construction Standards

All manufactured housing units placed within a manufactured housing subdivision after the effective date of this Ordinance shall be certified as being constructed in accordance with the provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974.

611.5 - Campgrounds

Nothing herein shall prevent land from being utilized, maintained, or operated as a recreational campground, provided that the campground conforms to the regulations of the State of New Hampshire and meets the following requirements:

A. Operation

All campgrounds shall be permitted to operate only from May 1 through October 31.

B. Access

Access to the campgrounds shall be from a state highway. Before any campground can be constructed, entrance and exit roadways shall be established with the following minimum characteristics:

1. They shall be a minimum of twenty-five (25) feet wide.
2. They shall be no closer than two hundred and fifty (250) feet from any existing residence or center line of any existing residential curb cut, whichever is closer.

C. Sites and facilities

Campsites and facilities shall be no closer than one thousand (1,000) feet from an existing residence.

D. Buffer Zone

Before any campground can be constructed, a buffer zone of five hundred (500) feet from the lot lines for the entire perimeter of the parcel shall be maintained in its natural state. In the absence of natural screening, additional buffer zone requirements may be imposed by the Planning Board.

E. Signs

Campground signs shall conform to a maximum size of ten (10) square feet, and be limited to one sign for each entrance.

F. Plan Review

Review and approval by the Planning Board shall be required in accordance with the Land Development Control Regulations.

G. Camping Spaces

Each camping space shall:

1. Contain a minimum land area of two thousand (2,000) square feet, not including roads and access drives.
2. Have, as part of the two thousand (2,000) square feet area, a minimum of two hundred (200) square feet for off-street parking.
3. Be at least forty (40) feet wide.

H. Service Facilities

A service building, or buildings, for toilets and shower facilities shall be provided. No camping space shall be more than five hundred (500) feet from a service building.

I. State Approval

Prior to the granting of an Occupancy Permit, written approval of the State Board of Health shall be furnished, certifying that all facilities for water supply, toilets, sewage disposal, and solid waste disposal comply with the State Board's requirements.

J. Accessory Buildings

Permitted accessory buildings in a campground shall be limited to the following:

1. An office for the manager and staff of the campground, and an office providing adequate first aid facilities, both of which may be in a dwelling or service building.
2. A service building, not to exceed fifteen hundred (1,500) square feet of gross floor space, which may contain equipment and supplies, recreation rooms, and a shop for convenience goods primarily for the occupants of the campground, provided that no advertising device is visible from a street or from adjacent lots.
3. Service buildings to accommodate bathers at beach or pool sites.
4. Additional requirements may be imposed by the Planning Board for any other buildings or structures incidental to the recreational aspects of the campground, including commercial recreational facilities as defined in this Ordinance.
5. Nothing in this subsection 611.5 shall be construed to permit a sexually oriented business within a campground.

ARTICLE 700 - FLOODPLAIN DEVELOPMENT DISTRICT

Section 701 - General

The following regulations shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency in its "Flood Insurance Study of the Town of Derry, NH" together with the associated Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway Maps of the Town of Derry, NH, dated April 15, 1981, which are declared to be a part of this Ordinance and are hereby incorporated by reference.

Section 702 - Definition of Terms

- A. For purposes of this Article, certain words or terms shall be interpreted as defined herein. Where the definition of a word or term contained in this Section conflicts with a similar word or term as defined in Article 200 of this Ordinance, the definition contained in this Section shall apply only to these floodplain development provisions.
1. AREA OF SHALLOW FLOODING means a designated AO or AH zone on the Flood Insurance Rate Map (FIRM) with a one (1) percent or greater annual possibility of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet-flow.
 2. AREA OF SPECIAL FLOOD HAZARD is the land in the flood plain within the Town of Derry subject to a one (1) percent or greater possibility of flooding in any given year. The area may be designated as Zone A on the FHB, and is designated on the FIRM as Zones A, AO, AH, A1-30, AE, or A99.
 3. BASE FLOOD means the flood having a one (1) percent possibility of being equaled or exceeded in any given year.
 4. BASEMENT means any area of a building having its floor sub-grade (below ground level) on all sides.
 5. BUILDING: see STRUCTURE.
 6. BREAKAWAY WALL means a wall that is not part of the structural support of the building and is intended, through its design and construction, to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation.
 7. DEVELOPMENT means any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

8. FEMA means the Federal Emergency Management Agency.
9. FLOOD OR FLOODING means a general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (a) the overflow of inland or tidal waters, and/or
 - (b) the unusual and rapid accumulation or runoff of surface waters from any source.
10. FLOOD BOUNDARY AND FLOODWAY MAP is an official map of the Town of Derry, on which FEMA has delineated the "Regulatory Floodway." This map should not be used to determine the correct flood hazard zone or base flood elevation. The Flood Insurance Rate Map (FIRM) will be used to make determinations of flood hazard zones and base flood elevations.
11. FLOOD ELEVATION STUDY means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination and determination of mudslide or flood-related erosion hazards.
12. FLOOD INSURANCE RATE MAP (FIRM) means an official map incorporated with this Ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Derry.
13. FLOOD INSURANCE STUDY: see FLOOD ELEVATION STUDY.
14. FLOOD PLAIN or FLOOD-PRONE AREA means any land area susceptible to being inundated by water from any source (see definition of FLOODING).
15. FLOOD PROOFING means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.
16. FLOODWAY: see REGULATORY FLOODWAY.
17. FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking and port facilities that are necessary for the loading and unloading of cargo or passengers, and ship-building and ship-repair facilities, but does not include long-term storage or related manufacturing facilities.
18. HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

19. HISTORIC STRUCTURE means any structure that is:

- a. listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior), or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) by an approved state program as determined by the Secretary of the Interior, or

(2) directly by the Secretary of the Interior in states without approved programs.

20. LOWEST FLOOR means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

21. MANUFACTURED HOME means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred and eighty (180) days.

22. MEAN SEA LEVEL means the National Geodetic Vertical Datum (NGVD) of 1929, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

23. 100-YEAR FLOOD: see BASE FLOOD.

24. REGULATORY FLOODWAY means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation. These areas are designated as floodways on the Flood Boundary and Floodway Maps.

25. SPECIAL FLOOD HAZARD AREA means an area having special flood, mudslide, or flood-related erosion hazards and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, AH, M or E. (See AREA OF SPECIAL FLOOD HAZARD)
26. STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.
27. START OF CONSTRUCTION includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred and eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

28. SUBSTANTIAL DAMAGE means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.
29. SUBSTANTIAL IMPROVEMENT means any combination of repairs, reconstruction, alteration or improvements to a structure in which the cumulative cost equals or exceeds fifty (50) percent of the market value of the structure. The market value of the structure should be:
- a. The appraised value of the structure prior to the start of the initial repair or improvement, or
 - b. In the case of damage, the value of the structure prior to the damage occurring.

For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred substantial damage, regardless of actual repair work performed. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living

conditions, or any alteration of an "historic structure," provided that the alteration will not preclude the structure's continued designation as an "historic structure."

30. WATER SURFACE ELEVATION means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains.

Section 703 - Permit Required

All proposed development in any special flood hazard areas shall require a permit.

Section 704 - New Construction or Substantial Improvements

The Building Inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in a special flood hazard area, all new construction and substantial improvements shall:

- A. be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- B. be constructed with materials resistant to flood damage;
- C. be constructed by methods and practices that minimize flood damage; and
- D. be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Section 705 - Water and Sewer Systems

Where new and replacement water and sewer systems (including on-site systems) are proposed in a special flood hazard area, the applicant shall provide the Building Inspector with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.

Section 706 - Certification

For all new or substantially improved structures located in zones A, A1-30, AE, AO or AH, the applicant shall furnish the following information to the Building Inspector:

- A. The as-built elevation (in relation to NGVD) of the lowest floor (including basement) and include whether or not such structures contain a basement.
- B. If the structure has been floodproofed, the as-built elevation (in relation to NGVD) to which the structure was floodproofed.
- C. Any certification of floodproofing.

The Building Inspector shall maintain for public inspection, and shall furnish such information upon request.

Section 707 - Building Permit to be Withheld

The Building Inspector shall not grant a building permit until the applicant certifies that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

Section 708 - Alteration or Relocation of a Watercourse

- A. In riverine situations, prior to the alteration or relocation of a watercourse, the applicant for such authorization shall notify the Wetlands Board of the New Hampshire Department of Environmental Services and submit copies of such notification to the Building Inspector, in addition to the copies required by RSA 482-A:3. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Building Inspector, including notice of all scheduled hearings before the Wetlands Board.
- B. The applicant shall submit, to the Building Inspector, certification provided by a registered professional engineer assuring that the flood-carrying capacity of an altered or relocated watercourse can and will be maintained.
- C. Along watercourses that have a designated Regulatory Floodway, no encroachments, including fill, new construction, substantial improvements, or other development, are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge. In Zone A, the Building Inspector shall obtain, review, and reasonably utilize any floodway data available from federal, state or other sources as criteria for requiring that development meet the floodway requirements of this section.

- D. Along watercourses that have not had a Regulatory Floodway designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the FIRM, unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

Section 709 - Determination of Flood Elevation

- A. In special flood hazard areas, the Building Inspector shall determine the 100-year flood elevation in the following order to precedence according to the data available:

1. In Zones A1-30, AH, and AE, refer to the elevation data provided in the community's Flood Insurance Study and accompanying FIRM or FHBM.
2. In unnumbered A zones, the Building Inspector shall obtain, review and reasonably utilize any 100-year flood elevation data available from federal, state, or other sources, including data submitted for development proposals submitted to the community, e.g., subdivisions, site approvals, etc.
3. In Zone AO, the flood elevation is determined by adding the elevation of the highest adjacent grade to the depth number specified on the FIRM, or if no depth number is specified on the FIRM, at least two (2) feet.

- B. The Building Inspector's 100-year flood elevation determination will be used as criteria for requiring, in Zones A, A1-30, AE, AH, and AO, that:

1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the 100-year flood elevation;
2. All new construction and substantial improvements of nonresidential structures have the lowest floor (including basement) elevated to or above the 100-year flood level; or together with attendant utility and sanitary facilities, shall:
 - a. be floodproofed so that below the 100-year flood elevation the structure is water-tight, with walls substantially impermeable to the passage of water;
 - b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
 - c. be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section.

3. All manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level; and be securely anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

4. Recreation Vehicles placed on sites within zones A1-30, AH, and AE shall either [i] be on the site for fewer than one hundred and eighty (180) consecutive days, [ii] be fully licensed and ready for highway use, or [iii] meet all standards of Section 60.3 (b)(1) of the National Flood Insurance Program regulations and the elevation and anchoring requirements for "manufactured homes" in paragraph (c)(6) of Section 60.3.

5. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted, providing the enclosed areas meet the following requirements:

- a. the enclosed area is unfinished or flood resistant, usable solely for parking of vehicles, building access, or storage;
- b. the area is not a basement; and
- c. shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater.

Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwater.

6. Proposed structures to be located on slopes in special flood hazard areas, Zones AH and AO, shall include adequate drainage paths to guide flood waters around and away from the proposed structures.

Section 710 - Variances and Appeals

- A. Any order, requirement, decision or determination of the Building Inspector made under these floodplain development regulations may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.

B. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I(b), in determining whether or not any variance will be contrary to the spirit of these regulations, the Board of Adjustment shall consider the following:

1. that the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense;
2. that, if the requested variance is for activity within a designated Regulatory Floodway, no increase in flood levels during the base flood discharge will result; and
3. that the variance is the minimum necessary, considering the flood hazard, to afford relief.

C. The community shall:

1. maintain a record of all variance actions, including their justification for their issuance; and
2. report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.

ARTICLE 800 - CONSERVATION CORRIDOR OVERLAY DISTRICT

Section 801 - Purpose

The purpose of this article is to regulate uses in important wetland and watershed areas. The objective is to prevent the destruction of watershed areas and wetlands which provide flood protection, recharge of ground water supply, and augmentation of stream flow, and for the protection of the community against the costs that may be incurred when unsuitable development occurs in swamps, marshes, along watercourses, or in areas subject to floods. In event of conflict between the requirements of this Article and the permitted uses within a zoning district, the requirements of this Article shall take precedence.

Section 802 - District Identified

This area, to be known as the Conservation Corridor, shall be all lands in the 100-year flood plain determined by the Federal Insurance Administration's Flood Insurance Rate Maps (FIRM) and the Flood Boundary and Floodway Maps, dated April 15, 1981, on file with the Town Clerk, Planning Board and Building Inspector. These maps, as well as the accompanying "Flood Insurance Study of the Town of Derry, NH," are incorporated herein by reference.

Section 803 - Permitted Uses

The following uses are permitted within this district:

1. Agriculture
2. Forestry
3. Wildlife management
4. Outdoor recreation activities, providing that they do not alter the existing topography
5. Construction and maintenance of public water supply systems
6. Construction and maintenance of public sewer and utility systems
7. Accessory uses and structures usually associated with these permitted uses, provided that such accessory uses do not affect the existing topography, and that no accessory building is larger than five hundred (500) square feet

Section 804 - Prohibited Uses

The following uses are prohibited in this district:

1. All new construction or placement of new buildings, except as provided in Section 803
2. New subsurface waste treatment systems
3. Piggeries
4. Manure stockpiling
5. Mink farms
6. Amusement parks
7. Race tracks
8. Outdoor movie theaters
9. Junk yards
10. Any use that, in the opinion of the Zoning Administrator, is contrary to the intent or purposes of this Article

Section 805 - Special Exceptions

A special exception for the expansion of an existing use may be granted by the Zoning Board of Adjustment provided that:

- A. It is shown, by the applicant, that such expansion will not be contrary to the purposes set forth in this Article; and
- B. Written recommendations of the Conservation Commission are considered by the Zoning Board of Adjustment.

ARTICLE 900 - WETLANDS CONSERVATION OVERLAY DISTRICT

Section 901 - Authority and Purpose

By the authority granted in RSA 674:16-17 and 674:20-21, and in the interest of public health, convenience, safety, and the general welfare, the Wetlands Conservation Overlay District is established in order to regulate the use of land areas subject to extended periods of high water table, flooding, or standing water. It is the intent of this district:

- A. To prevent the development of structures or other land uses on naturally occurring wetlands which would contribute to the pollution of surface and ground water.
- B. To prevent the alteration of natural wetlands which provide flood protection, recharge of ground water supply, or augmentation of stream flow during dry periods.
- C. To prevent unnecessary or excessive expenses to the town to provide and maintain essential services and utilities which could arise because of inharmonious use of wetlands.
- D. To encourage those uses that can be appropriately and safely located in wetland areas.
- E. To create an undisturbed and natural buffer to the Prime Wetlands.
- F. To protect unique and unusual natural areas.
- G. To protect wildlife habitats and maintain ecological balances.

Section 902 - District Boundaries

The limits of the Wetlands Conservation Overlay District are hereby determined to be the following:

- A. All areas of very poorly drained soils.
- B. Areas of poorly drained soils two thousand (2,000) square feet or more in size, and that exhibit a predominance of fifty (50) percent or more wetland vegetation.
- C. Areas of any wetland of any size if contiguous to surface waters such as lakes, ponds and streams.
- D. Areas designated as bogs regardless of any size.

Section 903 - Definitions

Words and terms used in this Article are defined as follows:

BOGS are highly acidic wetlands that have usually developed in undrained glacial depressions and are generally underlaid by thick layers of saturated organic soils called peat, or as further defined by the New Hampshire Wetlands Board.

"HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE": The most recent document prepared by the Society of Soil Scientists of Northern New England detailing the standard for making high intensity soils maps on file with the Rockingham County Conservation District.

MARSHES, FRESHWATER are characterized by herbaceous (soft-stemmed) vegetation or as further defined by the New Hampshire Wetlands Board.

POORLY DRAINED SOILS shall be defined as soils with a moderately high water table as described in the report entitled "Soils Information for Resource Planning for the Town of Derry," dated March 1980, or as further defined by "High Intensity Soils Maps for New Hampshire" on file with the Rockingham County Conservation District.

PRIME WETLANDS shall be defined as those areas designated "Prime Wetlands" within the scope of RSA 483-A and the New Hampshire Code of Administrative Rules, Part WT700. These wetlands are described in the "Derry Prime Wetlands Report" dated November 11, 1986. The topographic definition of each prime wetland is included in separate maps correlated to the report. Both the aforementioned maps and report are incorporated in this Ordinance by reference. The mapped locations of the Prime Wetlands are identified on maps which are on file with the Derry Planning Office. They are as follows:

Wetland Number	Location	Map Number
A/1	N of Hood Pond, off Franklin Street	122
A/6	W of By-Pass 28, E of Scobie Pd Rd/Shields Brook	134
A/9	E of By-Pass 28, S of English Range Road	140
A/11	Abuts Eleanor Ave, E of By-Pass 28	150
A/15	E of Pingree Hill Rd, Auburn Line	151
B/6	SW intersection Adams Pond & Hampstead Roads	130
B/7	SW intersection Cross and Adams Pond Roads	136
B/8	SE of Worthley Road	142
B/9	N of intersection of Beaver Lake & N Shore Roads	142
B/12	N of 012; W of English Range Road	141

Wetland Number	Location	Map Number
B/15	E of Back Chester Road, S of Chester Line	149
B/16	W of Back Chester Road, E of Pioneer Circle	149
C/4	S of Hampstead Road, E of Oleson Road	132
C/7	W of Damren Road and N of Hampstead Road	132, 138
C/9	N of Walnut Hill between Damren & Adams Pd Roads	143, 137
C/10	N of Walnut Hill Road, E of Partridge Lane	110, 137
C/3	Between Gulf and Island Pond Roads	106
D/5	Feeds into Ballard Pond	110
D/6	Ballard Marsh	110, 111, 119, 120
D/7	Island Pond Road S of Drew Road	120
D/8A	Drew Brook; crossed by Drew Road	121, 127
D/8B	Drew Brook; Drew Road	121
D/14	Leavitt Brook, RR bed, Jackman Road	126
E/1	Windham Line, W of Frost Road	102
E/8	Windham Road	108
F/6	NE of Beacon Hill Road on I-93	101, 102, 108
F/7	E of Fordway Ext. & S of Bowers Road	107, 108
F/11	Along Berry Road S of Claire Avenue	114
F/13	N of Pierce Avenue and along the Brook	123, 117

PRIME WETLANDS BUFFER ZONE shall be defined as that area extending one hundred fifty (150) feet beyond the boundary of each prime wetland as defined above.

QUALIFIED SOIL SCIENTIST: A person qualified in soil classification and mapping who is recommended or approved by the State Board of Natural Scientists.

SWAMPS contain predominantly woody vegetation (shrubs and trees) and range in wetness from occasionally flooded to standing water most of the year, or as further defined by the New Hampshire Wetlands Board.

VERY POORLY DRAINED SOILS shall be defined as soils with a permanent high water table as described in the report entitled "Soils Information for Resource Planning for the Town of Derry," dated March 1980, or as further defined by "High Intensity Soils Maps for NH" on file with the Rockingham County Conservation District.

WETLANDS are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. They include, but are not limited to, swamps, bogs, marshes, ponds, and lakes, as well as soils that are defined as poorly or very poorly drained.

Section 904 - Incorrectly Designated Areas

When a boundary of the Wetlands Conservation Overlay District is disputed, or in the event that an area is incorrectly designated as being poorly drained or very poorly drained on the "Town of Derry, New Hampshire, Soils Information for Resource Planning," March 1980 map, the Planning Board and/or the Conservation Commission, at the applicant's expense, may engage a professional biologist and/or soils scientist qualified in field analysis to determine the precise location of the Wetlands Conservation Overlay District boundaries of the properties affected. A report of their findings shall be submitted to the Planning Board and shall include, but not be limited to, a revised soils map of the area in question prepared by a qualified soils scientist along with a written report.

The Planning Board shall adjust the boundary of this district, if necessary, based on the evidence provided as set forth above. If the evidence indicates that the boundary or area in question has been incorrectly designated, the restrictions contained in this Article shall not apply. Conversely, in the event that an area has poorly drained or very poorly drained soils within the meaning of the aforementioned definitions, then the restrictions contained in this Article shall apply. The Planning Board shall reserve the right to withhold action on any plat pending the results of an on-site inspection by the Board or its appointed agent.

Section 905 - General Provisions

The following general provisions shall apply with respect to all permitted, special exception, and conditional use applications pertinent to this district:

A. Environmental Assessment

The Planning Board, with the concurrence of the Conservation Commission, may require the applicant to submit an environmental impact assessment when necessary to evaluate an application made under this Article. The cost of this assessment shall be borne by the applicant. The Planning Board may also assess the applicant reasonable fees to cover the costs of other special investigative studies and for the review of documents required by particular applications.

B. Compliance with Conditions

The Zoning Board of Adjustment may itself, in cases where it has jurisdiction, or upon petition from the Building Inspector, Conservation Commission or the abutters, hire a qualified consultant or consultants to prepare such studies as are necessary to determine whether the conditions set forth in this Article have been met. The costs of such studies shall be borne by the applicant.

C. Performance Security

Prior to the granting of a Conditional Use Permit under this Article, the applicant shall agree to submit a performance security to the Planning Board. The security shall be submitted and approved prior to issuance of any permit authorizing construction. The security shall be submitted in a form and amount with surety and conditions satisfactory to the Conservation Commission and approved by the Planning Board to ensure the construction has been carried out in accordance with the approved design.

D. Filled Lands and Pre-Existing Uses

1. Lands which may have been wetlands, but which were filled under property issued state and town permits granted prior to the adoption of this Article, shall be judged according to the soils and flora existing at the site at the time application for building permit or subdivision is made.
2. Structures and uses existing at the time of the adoption of this Article may be continued, provided that such use shall not be expanded to encroach further upon the wetlands or designated setback areas.

E. Exemption for Residential Structures

Notwithstanding other provisions of this Article, the construction of additions and extensions to one- and two-family dwellings shall be permitted within the Wetlands Conservation Overlay District provided:

1. The dwelling lawfully existed prior to February 4, 1988;
2. That the proposed construction conforms with all other applicable ordinances and regulations of the Town of Derry.

F. Special Exceptions; Vacant Lots of Record

Other provisions of this Article notwithstanding, upon application to the Board of Adjustment, a special exception shall be granted to permit the erection of a structure within the Wetlands Conservation Overlay District on vacant lots, provided that all of the following conditions are found to exist:

1. The lot upon which an exception is sought was an official lot of record as recorded in the Rockingham County Registry of Deeds prior to the date of the first legal notice pertaining to this Ordinance, posted and published in the Town of Derry, New Hampshire.
2. The use for which the exception is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Wetlands Conservation Overlay District.
3. Due to the provisions of this Ordinance, no reasonable and economically viable use of the lot can be made without the exception.
4. The design and construction of the proposed use will, to the extent practical, be consistent with the purpose and intent of this Article.
5. The proposed use will not create a hazard to individual or public health, safety, and welfare due to the loss of wetlands, the contamination of ground water or other reason.

G. Conflicting Regulations

In all cases where the Wetlands Conservation Overlay District is superimposed over another zoning district in the Town of Derry, that district whose regulations are the more restrictive shall apply.

Section 906 - District Provisions

906.1 - Prime Wetlands and Prime Wetlands Buffer Zones

A. Permitted Uses

Permitted uses in areas designated as prime wetlands and/or prime wetlands buffer zones are as follows:

1. Wildlife habitat development and management.
2. Conservation areas and nature trails.
3. Cultivation and harvesting of crops according to recognized soil conservation practices, including the protection of the prime wetlands from pollution caused by fertilizers, pesticides, and herbicides used in such cultivation.

B. Conditional Uses

A Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for the following purposes:

1. Forestry and tree farming within the buffer zone, using best management practices in order to protect prime wetlands from damage, to prevent sedimentation, and to prevent destruction of wildlife habitats, provided that any forestry and/or tree farming activities shall first be reviewed and approved by the Conservation Commission. Final approval shall be given by the Planning Board.
2. The construction of fences, foot bridges, catwalks, and wharves only, provided:
 - a. said structures are constructed on posts or pilings so as to permit the unobstructed flow of water;
 - b. the natural contour of the prime wetland is preserved;
 - c. the Conservation Commission has first reviewed and approved the proposed construction; and
 - d. the Planning Board has received Conservation Commission approval in writing and has reviewed the proposed construction.

C. Prohibited Use

No dredging or filling shall be permitted in the Prime Wetlands.

D. Special Exception in Prime Wetlands Buffer Zones

1. Upon application to the Zoning Board of Adjustment, a special exception shall be granted for uses in the outermost seventy-five (75) feet of the Prime Wetlands Buffer Zones, provided that all of the following conditions are found to exist:
 - a. The proposed special exception is essential to the productive use of land not within the Prime Wetlands Buffer Zone.
 - b. Design and construction methods will be such as to minimize detrimental impact upon the Prime Wetland and the seventy-five (75) foot buffer nearest the Prime Wetland. The site will be restored as nearly as possible to its original condition.
 - c. Economic advantage alone is not reason for the proposed construction.
 - d. The use for which the exception is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Prime Wetlands Buffer Zone.
 - e. The design and construction of the proposed use will, to the extent practical, be consistent with the purpose and intent of this Article.

- f. The proposed use will not create a hazard to individual or public health, safety, and welfare due to the loss of the Prime Wetlands Buffer Zones, the contamination of ground water or other reason.
- g. Any special exception granted shall not disturb the seventy-five (75) feet of the Prime Wetlands Buffer Zone nearest the Prime Wetland.
- h. When a parcel is being developed, no landlocked land or unbuildable lot shall be created that would require a special exception or variance under this Article.

2. Studies/reports that may be required:

- a. Botanist
- b. Biologist
- c. Soil Scientist
- d. Sediment/Erosion Control Plan
- e. Impact on the wetland, water quality and habitat
- f. Drainage calculations
- g. Amount of area to be disturbed

3. Appropriate escrow shall be established for construction and inspection.

4. No special exception shall be granted in the Prime Wetlands.

5. The hearing for the special exception shall require a joint meeting of the Zoning Board of Adjustment, Planning Board, and the Conservation Commission, provided there is a significant and substantial impact to the productive use of the land defined as landlocked or unbuildable lots caused by the creation of the Prime Buffer Zones.

E. Pre-existing Use in the Prime Wetland Buffer Zones

- 1. Structures and uses existing at the time of the adoption of this Ordinance may be continued.
- 2. Where an existing use within the buffer is destroyed or in need of extensive repair, it may be rebuilt provided that such rebuilding is completed within one year of the event causing destruction, and the new or rebuilt use shall not extend further into the buffer area than the original use.
- 3. Expansion of an existing use shall require a permit from the Code Enforcement Officer (CEO).

The application for a permit shall be accompanied by two (2) copies of a drawing of the proposal prepared to scale, or so that dimensions are clearly defined. One copy shall be retained by the CEO and one copy shall be forwarded (by the CEO) to the

Conservation Commission a minimum of five (5) working days prior to the issuance of the permit.

If the proposed expansion of use is found to be detrimental to any function of the wetland, the CEO shall not issue the permit.

906.2 - Poorly Drained and Very Poorly Drained Soils, Other than Prime Wetlands

A. Permitted Uses

Any of the following uses that do not result in the erection of any buildings, and that are otherwise permitted by this Ordinance:

1. Poorly Drained Soils - Permitted uses in areas of poorly drained soil are as follows:
 - a. Any use otherwise permitted by this Ordinance and state and federal laws that does not involve the erection of a structure, and that does not alter the surface configuration of the land by the addition of fill or by dredging, except as a common treatment associated with a permitted use.
 - b. Cultivation and harvesting of crops according to recognized soil conservation practices, including the protection of the wetlands from pollution caused by fertilizers, pesticides and herbicides used in such cultivation.
 - c. Forestry and tree farming, using best management practices in order to protect poorly drained soils and streams from damage, and to prevent sedimentation.
 - d. Wildlife habitat development and management.
 - e. Recreational uses consistent with the purpose and intent of this Article.
2. Very Poorly Drained Soils - Permitted uses in areas containing very poorly drained soils, marshes, open water, and perennial streams are as follows:
 - a. Uses specified under Part A.1 (a through e) of this sub-section 906.2 shall be permitted except that:
 - (1) there shall be no alteration of the surface configuration of the land by filling or dredging; and
 - (2) there shall be no use which results in the erection of a structure, except as provided for in Part A.2.b. below, in accordance with the same provisions which apply to those uses.
 - b. The construction of fences, foot bridges, catwalks and wharves only, provided:

- (1) said structures are constructed on posts or pilings so as to permit the unobstructed flow of water;
 - (2) the natural contour of the wetland is preserved;
 - (3) the Conservation Commission has first reviewed and approved the proposed construction; and
 - (4) the Planning Board has received Conservation Commission approval in writing, and has reviewed and approved the proposed construction.
3. Bogs - Permitted uses in bogs shall be limited to only those uses specified in Part A.2.b. above of this sub-section 906.2, and then only in accordance with the same provisions as apply to those uses.

B. Conditional Uses

A Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for:

1. the construction of roads and other access ways;
2. pipelines, power lines and other transmission lines;
3. water impoundment and the construction of well water supplies;
4. drainage ways to include streams, creeks or other paths of normal runoff water; and
5. common agricultural land drainage.

C. Conditional Use Provisions

Such uses, for which a Conditional Use Permit may be granted, may be permitted provided that all of the following conditions are found to exist:

1. The proposed construction is essential to the productive use of land not within the Wetlands Conservation Overlay District.
2. Design and construction methods will be such as to minimize detrimental impact upon the wetland, and the site will be restored as nearly as possible to its original condition.
3. No alternative which does not cross a wetland, or has less detrimental impact on the wetland, is feasible.
4. Economic advantage alone is not reason for the proposed construction.

ARTICLE 1000 - EARTH REMOVAL REGULATIONS

Section 1001 - Authority and Purpose

Chapter 155-E of the New Hampshire Revised Statutes Annotated requires that, with several exceptions, all mining and excavation operations in the State obtain prior approval and permit from the municipality in which the operation is to occur. The purpose of the Statute and of these regulations is to minimize safety hazards created by open excavations; to safeguard the public health and welfare; to preserve our natural assets of soil, water, forests and wildlife; to maintain aesthetic features of our environment; to prevent land and water pollution; and to promote soil stabilization.

Section 1002 - Definitions

- A. "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be affected by the proposal under consideration. For purposes of receipt of notification by the municipality of a public hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B:3,XXIII.
- B. "Application" means a completed application for an excavation permit. An application shall not be considered complete until all of the Excavation Application Checklist items have been completed and accepted to the satisfaction of the Regulator in addition to any other requirements of this or any other ordinance or other regulations of the Town of Derry.
- C. "Commercial" means any use of any earth material for sale or resale on or off the site of the excavation area. In addition, an excavation shall be considered commercial if earth materials are transported to other land whose ownership is different than the ownership of the land from which the earth was excavated. Excavations which use earth materials in the processing of other material such as, but not limited to, concrete, asphalt and other building materials shall be considered commercial.
- C. "Dimension stone" means rock that is cut, shaped, or selected for use in blocks, slabs, sheets, or other construction units of specified shapes or sizes and used for external or interior parts of buildings, foundations, curbing, paving, flagging, bridges, revetments, or for other architectural or engineering purposes. Dimension stone includes quarry blocks from which sections of dimension stone are to be produced. Dimension stone does not include earth as defined in Part E of this Section.

- E. "Earth" means sand, gravel, rock, soil or construction aggregate produced by quarrying, crushing or any other mining activity or such other naturally occurring unconsolidated materials that normally mask the bedrock.
- F. "Excavation area" means the area within an excavation site where excavation has occurred or is eligible to occur under the provisions of these regulations which is used, or has been used, for the commercial taking of earth, including all slopes.
- G. "Excavation site" means any area of contiguous land in common ownership upon which excavation takes place.
- H. "Regulator" means the Planning Board of the Town of Derry.

Section 1003 - Permit Required

No owner shall permit any excavation of earth on his premises without first obtaining a permit therefor, except as follows:

- A. Existing Excavations. The owner of an excavation which lawfully existed as of August 24, 1979, from which earth material of sufficient weight or volume to be commercially useful has been removed during the 2-year period before August 24, 1979, may continue such existing excavation of the excavation site without a permit, subject to the following:

1. Such an excavation site shall be exempt from the provisions of local zoning provided that, at the time the excavation was first begun, it was in compliance with any local ordinances and regulations that may have been in effect.
2. Such an excavation area may not be expanded, without a permit under these regulations, beyond the limits of the Town of Derry and the area which, on August 24, 1979 and at all times subsequent thereto, has been contiguous to and in common ownership with the excavation site of that date, and appraised and inventoried for property tax purposes as part of the same tract as the excavation site as of that date, as modified by the limitations of Section 1006, Parts A through D, inclusive.

The term "contiguous" means land whose perimeter can be circumscribed without interruption in common ownership, except for roads or other easements, in the Town of Derry.

3. When such excavation is not allowed in that location by the Town of Derry Zoning Ordinance in effect on August 4, 1989, or when the Zoning Ordinance allows such excavation only by special exception, expansion may be restricted or modified with conditions by order of the Regulator if, after notice to the owner and a hearing, the

Regulator finds that such expansion will have a substantially different and adverse impact on the neighborhood.

4. Such excavation shall be performed in compliance with the express operational and reclamation standards contained in these regulations (Sections 1006 through 1008).
5. The owners or operators of any existing excavation area for which no permit has been obtained under these regulations and for which an excavation report, as required by RSA 155-E:2,1(d), was not filed with the Regulator by August 4, 1991 shall be determined to be abandoned per Part B, subpart 1.c of this Section.

The excavation report shall contain the following information:

- a. the location of the excavation by tax map and parcel number;
 - b. the date the excavation first began;
 - c. a description of the limits of permissible expansion as described in Section 1003, Part A, subpart 2, which are claimed to apply to the excavation;
 - d. an estimate of the area which has been excavated to date; and
 - e. an estimate of the amount of commercially viable earth materials still available on the parcel.
6. The exemption from local zoning or site location regulations as stated in subpart 1 of this Part A shall include the quarrying or crushing of bedrock for the production of construction aggregate; provided, however, that no owner shall permit any such quarrying or crushing of bedrock to occur for the first time on any excavation site without first obtaining a permit therefor under these regulations.

B. Abandoned Excavations. The permit and zoning exemptions under this Section shall not apply to any abandoned excavation, as defined in subpart 1, below.

1. For purposes of this Part, any excavation, except for excavations or excavation sites described in Part C of this Section 1003, whether subject to a permit under these regulations or not, for which the affected area has not yet been brought into complete compliance with the Reclamation Standards of these regulations, shall be deemed "abandoned" if:
 - a. No earth material of sufficient weight or volume to be commercially useful has been removed from that excavation site during any 2-year period, either before, on, or after August 4, 1989; provided, however, that before the end of such 2-year period, the owner or operator may extend the period by submitting to the Regulator a reclamation timetable to be approved by the Regulator, and by posting a bond or other security with the Town Treasurer in a form and in an

amount prescribed by the Regulator, sufficient to secure the reclamation of the entire excavation site in accordance with the reclamation standards contained in these regulations; or

- b. The excavation site is in use and is not an excavation or excavation site as described in Part C of this Section 1003, but does not conform with the incremental reclamation standards of these regulations, or the owner or operator has not posted a bond or other security and submitted a reclamation timetable to be approved by the Regulator as described in subpart 1.a of this Part B; or
 - c. The owner or operator of the excavation has neither secured a permit pursuant to these regulations nor filed a report of an existing excavation pursuant to Section 1003, Part A, subpart 5 within the prescribed period.
2. In addition to the enforcement remedies provided in Section 1017, the Regulator may order the owner of any land upon which an abandoned excavation is located to either file a reclamation timetable, to be approved by the Regulator, and bond or other security as described in Section 1003, Part B, subpart 1.a, above, or to complete reclamation in accordance with these regulations within a stated reasonable time. Such an order shall only be made following a hearing for which notice has been given in accordance with Section 1011, if the Regulator finds that the public health, safety, or welfare requires such reclamation.

If the owner fails to complete the reclamation within the time prescribed in the order, the Regulator may cause the reclamation to be completed at the expense of the Town. The Town's costs shall constitute an assessment against the owner, and shall create a lien against the real estate on which the excavation is located. Such assessment and lien may be enforced and collected in the same manner as provided for real estate taxes.

3. The site of an excavation which ceased commercially useful operation prior to August 24, 1977, but for which the affected area has not been brought into compliance with the reclamation standards of these regulations, may be made subject to the remedy prescribed in subpart 2 of this Part B only if the Regulator finds, in writing, that specified reclamation measures are necessary to eliminate or mitigate an identified hazard to public health and safety.

C. Stationary Manufacturing Plants.

1. No permit shall be required under these regulations for excavation from an excavation site which, on August 4, 1989, was contiguous to or was contiguous land in common ownership with a stationary manufacturing and processing plant which was in operation as of August 24, 1979, and which used earth obtained from such excavation site. Such excavation shall be performed in compliance with the operational and reclamation standards as expressly set forth in Sections 1006 through 1008 inclusive of these regulations, which express standards shall be the

sole standards with which such excavations must comply in order to retain their non-permit status as provided under this paragraph. Loss of such non-permit status shall be preceded by written notice from the Regulator that the excavation is not in compliance and the owner shall have failed to bring such excavation into compliance within thirty (30) days of receipt of such notice. Such excavation may be expanded without a permit under these regulations to any contiguous lands which were in common ownership with the site of the plant on August 4, 1989, except as limited by Section 1006, Parts A through E, inclusive.

2. No further permit shall be required under these regulations for excavation from a site which, on August 4, 1989, was contiguous to or was contiguous land in common ownership with a stationary manufacturing and processing plant for which a local or state permit has been granted since August 24, 1979, and before August 4, 1989, which uses earth obtained from such site. It is further provided that their operation and reclamation shall continue to be regulated by such local or state permits and any renewals or extensions thereof by the permitting authority or authorities.

D. Highway Excavations. No permit shall be required under these regulations for excavation which is performed exclusively for the lawful construction, reconstruction, or maintenance of a class I, II, III, IV, or V highway by a unit of government having jurisdiction for the highway or by an agent of the unit of government which has a contract for the construction, reconstruction, or maintenance of the highway, subject, however, to the following:

1. A copy of the pit agreement executed by the owner, the agent, and the governmental unit shall be filed with the Regulator prior to the start of excavation. The failure to file such agreement, or the failure of the excavator to comply with the terms of such agreement, shall be deemed a violation of these regulations, and may be enforced pursuant to Section 1017.
2. Such excavation shall not be exempt from the Town of Derry Zoning Ordinance, or other applicable ordinances, unless such an exemption is granted pursuant to subpart 3 below, or from the operational and reclamation standards as expressly set forth in Sections 1006 through 1008, inclusive, of these regulations, which express standards shall be the sole standards with which such excavations must comply in order to retain their non-permit status as provided under this Part D. Before beginning such excavation, the governmental unit or its agents shall certify to the Regulator that:
 - a. The excavation shall comply with the operational and reclamation standards of Sections 1006 through 1008, inclusive, of these regulations;
 - b. The excavation shall not be within fifty (50) feet of the boundary of a disapproving abutter or within ten (10) feet of the boundary of an approving abutter, unless requested in writing by said approving abutter;

- c. The excavation shall not be within one hundred and fifty (150) feet of any dwelling which either existed or for which a building permit has been issued at the time the excavation is commenced;
- d. The excavation shall not be unduly hazardous or injurious to the public welfare;
- e. Existing visual barriers to public highways shall not be removed, except to provide access to the excavation;
- f. The excavation shall not substantially damage a known aquifer, so designated by the U.S. Geological Survey; and
- g. All required permits for the excavation from state or federal agencies have been obtained.

3. The New Hampshire Department of Transportation or its agent may apply directly to the appeals board created under RSA 21-L to be exempted from the provisions of the Town of Derry Zoning Ordinance or other ordinances or regulations, with respect to the excavation or transportation of materials being used exclusively for the lawful construction, reconstruction, or maintenance of a class I, II, or III highway.

- a. The application shall state whether the applicant has requested any exceptions or variances which may be available at the local level, and shall describe the outcome of such requests.
- b. Prior to acting on the application, the board shall hold a hearing in the Town of Derry. At least seven (7) days prior to such hearing, notice shall be published in a newspaper of general circulation in the Town, and shall be sent by certified mail to the applicant, the Mayor, the chairmen of the Planning Board and the Conservation Commission and, if the proposed exemption concerns an excavation site, to the abutters of that site as defined in Section 1002, Part A.
- c. Following the hearing, the board shall issue a written decision, copies of which shall be mailed to the applicant and the parties to whom notice was sent. If an exemption is granted, the written decision shall include:
 - (1) A statement of the precise section of the ordinance or regulation from which the applicant is exempted. The applicant shall not be exempt from any section or provisions not so listed.
 - (2) An identification of the public interest being protected by the ordinance or regulation.
 - (3) A statement of the State interest involved, and of why, in the opinion of the board, that the State interest overrides the interest protected by the ordinance or regulation.

(4) Any conditions to be imposed on the applicant to protect the public health, safety, or welfare.

d. The decision of the board may be appealed in the manner provided for zoning decisions in RSA 677:4-14; provided, however, that a decision under this subpart 3 shall be considered a rehearing under RSA 677, and no further motion for rehearing shall be required.

E. Other Exceptions.

1. The following additional excavation activities are exempt from the permit requirements of these regulations:

a. Excavation that is exclusively incidental to the lawful construction or alteration of a building or structure or the construction or alteration of a parking lot or way including a driveway on a portion of the premises where the removal occurs; provided, however, that no such excavation shall be commenced without a permit under these regulations unless all state and local permits required for the construction or alteration of the building, structure, parking lot, or way have been issued.

b. Excavation that is incidental to agricultural or silvicultural activities, normal landscaping or minor topographical adjustment.

c. Excavation from a granite quarry for the purpose of producing dimension stone, if such excavation requires a permit under RSA 12-E.

2. A person owning land abutting a site which was taken by eminent domain or by any other governmental taking upon which construction is taking place may stockpile earth taken from the construction site and may remove the earth, at a later date, after giving written notification to the Regulator of the intent to remove the stockpiled earth.

Section 1004 - Permit Application

A. Any owner or owner's designee subject to these regulations shall, prior to excavation of his land, apply to the Regulator for an excavation permit and submit a reclamation plan. A copy of the application shall also be submitted to the Town of Derry Conservation Commission. The application shall be signed and dated by the applicant and shall contain at least the following information in addition to that required by the Excavation Application Checklist and other applicable regulations:

1. The name and address of the owner of the land to be excavated;

2. The name and address of the person who will actually do the excavating;
3. The names and addresses of all abutters to the premises which will be excavated;
4. An Excavation Plan at a scale of no less than one inch equals one hundred feet and showing the area to be excavated, appropriate buffers, and any dwelling units, septic systems, and wells within 150 feet of the perimeter of the area to be excavated. All plans submitted to the Regulator shall comply with the Erosion and Sedimentation Control provisions of the Town of Derry Land Development Control Regulations. All plans submitted shall be of a quality that they are easily understood and of an accuracy that compliance can easily be checked. At least six (6) copies of the final plans shall be filed with the Regulator prior to the issuance of a permit.

The Excavation Plan shall include:

- a. The tax map and number of the parcel to be excavated;
- b. The seal and signature of a land surveyor or professional engineer registered in the State of New Hampshire;
- c. Existing topography of the site and within one hundred (100) feet thereof at contour intervals of two (2) feet, based on a permanent assumed benchmark;
- d. Proposed topography of the site and within one hundred (100) feet thereof at two-foot contour intervals at the completion of excavation and restoration;
- e. The number of acres involved in the project;
- f. The volume of material to be removed;
- g. The breadth, depth and slope of the proposed excavation (and existing excavation where applicable);
- h. The estimated time of duration and description of phasing of the project;
- i. Existing vegetation;
- j. All surface drainage patterns including wetlands and standing water, lakes, streams, and the like;
- k. Location of all easements, on and below the ground;
- l. Names, locations, widths and elevations of all public roads and rights-of-way on and adjacent to the excavation site;

- m. A log of borings or test pits that extend to either the seasonal high water table, ledge, or a minimum of six (6) feet below the maximum proposed excavation depth, including location and soils data;
- n. The location and extent of any stone walls, ledge outcroppings, wells, existing buildings, septic systems, utilities, significant natural and man-made features, and the like;
- o. A locus map, at a scale of one inch equals one thousand feet (1":1,000'), showing the proposed operation in relation to existing roads;
- p. Any existing and all proposed excavation areas;
- q. Any existing and all proposed accessory facilities/activities;
- r. Existing and proposed access roads, including widths and surface materials;
- s. Existing and proposed fencing, buffers or visual barriers, including heights and materials;
- t. Storage areas for topsoil to be used in reclamation;
- u. All measures to control erosion, sedimentation, water and air pollution, and hazards to human safety;
- v. The locations of existing buildings, structures, septic systems and wells on abutting properties within one hundred and fifty (150) feet of the property boundary;
- w. The locations of all driveways and road intersections within two hundred (200) feet of the property boundary;
- x. Aquifer locations and limits as identified by the U.S. Geological Survey and other acceptable sources; and
- y. Zoning districts on and within one hundred and fifty (150) feet of the property.

5. A Reclamation Plan, including a timetable therefor, at the same scale as the Excavation Plan, and covering the same area. All plans submitted to the Regulator shall comply with the Erosion and Sedimentation Control provisions of the Town of Derry Land Development Control Regulations.

All plans submitted shall be of a quality that they are easily understood and of an accuracy that compliance can easily be checked. At least six (6) copies of final plans shall be filed with the Regulator prior to the issuance of a permit.

The Reclamation Plan shall include:

- a. The seal and signature of a professional engineer or land surveyor registered in the State of New Hampshire;
 - b. All boundaries of the area proposed for reclamation;
 - c. The final topography of the area proposed for reclamation;
 - d. Final surface drainage patterns, including the locations and physical characteristics of all drainage facilities;
 - e. A schedule of vegetative and temporary reclamation activities including seeding mixtures, mulching materials, fertilizer types, lime and application rates;
 - f. Soil conditioning specifications, i.e., liming and fertilizing required based on soils analysis performed by the University of New Hampshire or other equivalent organization;
 - g. The plant materials to be used in the restoration, and their quantities and sizes;
 - h. The subsequent reuse of the site, if known;
 - i. Cross-sectional views showing existing, excavated, and restored topographic configuration;
 - j. An erosion and sedimentation control plan, regardless of the size of the excavation area;
 - k. Such other information as the Regulator may reasonably require.
6. Copies of related permit approvals and other documents pertinent to the excavation proposal, such as the Water Supply and Pollution Control Division (RSA 485-A:17, RSA 148:5-a), the Wetlands Board (RSA 482-A), stump disposal, New Hampshire Department of Transportation (RSA 249:13-18, access permit), and any other permits required by state or federal regulations.
 7. Hauling information, including routes to be utilized, the type and weight of motor vehicles involved, and the frequency and schedule of operations of such vehicles shall be provided to the Regulator prior to the issuance of an excavation permit. The Regulator may require modifications to such plans and/or may place conditions upon such operations, depending on surrounding land uses and road conditions. The Regulator reserves the right to conduct a traffic study at the applicant's expense to ensure that public safety, neighborhood compatibility and road capacity and condition have been properly considered and addressed in the hauling plan.

8. Statements of specific actions to be taken by the applicant on the excavation site relative to fuel and chemical handling and storage, dust control, traffic, noise control and abatement, and comprehensive site safety of unauthorized persons.
9. Proof that written notice of the proposed excavation has been given to the holders of any mortgages on the property and, if the applicant is not the owner, proof that written notice of the proposed excavation has been given to such owner and that the owner has agreed to allow such excavation.
10. A written statement from the Tax Collector of the Town of Derry (on a form to be furnished and prescribed by the Planning Board) certifying that all current taxes levied against the property have been paid in full and that there are no unreleased tax liens encumbering said property.
11. All application fees as per the Excavation Application Form.
12. Such other information as the Regulator may reasonably require.

B. Additional Permit Requirements

1. No excavation of a new area or expansion of an existing area shall exceed five (5) acres in size at any one time. Any permitted excavation shall be reclaimed according to the approved application within one (1) year after the permit expiration date. If reclamation is not completed within one (1) year after the permit expiration date, the Town may declare part or all of the bond forfeited, and use these monies to reclaim the site.
2. If an existing excavation in operation at the time of the adoption of these regulations cannot be restored within one (1) year, no additional new excavation into an undisturbed area shall be permitted until the existing excavated area has been restored in accordance with these regulations.
3. The applicant shall be responsible for a proportionate share of the cost of refurbishing any existing Town road(s) which access the excavation site, and for the repair of Town-maintained roads which are damaged as a result of hauling earth from the site. The Regulator may require these costs to be bonded prior to the granting of a permit to excavate.
4. No solid and/or hazardous waste, septage, dredge spoils, or organic waste and debris shall be disposed of on the excavation site unless specifically authorized and/or permitted by the appropriate local, state or federal authority.

Section 1005 - Prohibited Projects

The Regulator shall not grant a permit:

- A. Where the excavation would violate the Operational Standards of Section 1006 of these regulations;
- B. For any excavation to occur within:
 - 1. Fifty (50) feet (measured horizontally) of the boundary of any disapproving abutter or within ten (10) feet (measured horizontally) of the boundary of any approving abutter unless written approval is requested by said abutter.
 - 2. The term "disapproving abutter," as used in these regulations, shall be considered to be one who has not filed a written request with the Regulator to allow an excavation within fifty (50) feet of his property line.
- C. When the excavation is not permitted by zoning or other applicable ordinance;
- D. When the issuance of the permit would be unduly hazardous or injurious to the public welfare;
- E. When the excavation would substantially damage a known aquifer, so designated by the United States Geological Survey;
- F. When the excavation requires land use permits from state or federal agencies; but the Regulator may approve the application when all necessary land use permits have been obtained;
- G. Where the project cannot comply with the reclamation standards contained in Sections 1007 and 1008 of these regulations; or
- H. Where existing visual barriers to public highways would be removed, except to provide access to the excavation.

Section 1006 - Operational Standards

It shall be a violation of these regulations for any person to excavate, or for any owner to permit excavation on his excavation site, when such excavation is subject to a permit under these regulations, without complying with the following minimum standards or when such excavation is not subject to a permit under these regulations pursuant to Section 1003 without complying with the following express standards:

- A. No excavation shall be permitted below road level within fifty (50) feet of the right-of-way of any public highway as defined in RSA 229:1 unless such excavation is for the purpose of said highway.
- B. No excavation shall be permitted within fifty (50) feet of the boundary of a disapproving abutter or within ten (10) feet of the boundary of the approving abutter. Any abutter who does not submit a written request for approval of an excavation to occur within ten (10) feet of his/her property boundary shall be considered a disapproving abutter.
- C. No excavation shall be permitted closer than one hundred and fifty (150) feet to an existing dwelling or to a dwelling for which a building permit has been issued at the time the excavation is begun.
- D. No excavation shall be permitted within seventy-five (75) feet of any great pond, navigable river, or any other standing body of water ten (10) acres or more in area or within twenty-five (25) feet of any other stream, river, or brook which normally flows throughout the year, or any naturally occurring standing body of water less than ten (10) acres, prime wetland as designated in accordance with RSA 482-A:15, I or any wetland greater than five (5) acres in area as defined by the Wetlands Board.
- E. Vegetation shall be maintained or provided within the buffer areas required by parts A through C of this Section.
- F. Natural vegetation adjacent to neighboring properties on which excavation is not intended shall be maintained for the purposes of erosion control, screening, noise reduction, and property valuation. The Regulator shall have the authority to require additional screening (e.g., vegetation or fencing) where necessary.
- G. Appropriate erosion, sedimentation, air and water quality control measures shall be integrated into the excavation process. Excavations shall comply with the Erosion and Sedimentation Control provisions in the Town of Derry Land Development Control Regulations.
- H. Excavation practices which result in continued siltation of surface waters or any degradation of water quality of any public or private water supplies are strictly prohibited.
- I. Drainage shall be maintained so as to prevent the accumulation of free-standing water for prolonged periods.
- J. No fuels, lubricants, or other toxic or polluting materials or chemicals shall be stored on-site unless done so in compliance with state and federal laws and regulations pertaining to such materials.
- K. Where the depth of the excavation will exceed fifteen (15) feet and temporary slopes will exceed a grade of 1:1, a fence or other suitable barricade shall be erected to warn of danger or to limit access to the site.

- L. Topsoil shall be stripped from the excavation area and stockpiled for use in subsequent reclamation of the site. It shall be protected from erosion (e.g., by seeding, covering, or other acceptable practices). No topsoil shall be removed from the site without first obtaining specific written approval from the Regulator.
- M. Prior to the removal of topsoil or other overburden material from any land area that has not yet been excavated, the excavator shall file a reclamation bond or other security as prescribed by the Regulator, sufficient to secure the reclamation of the land area to be excavated.
- N. All temporary structures and processing machinery required during excavation operations shall be removed from the site within thirty (30) days after such operations cease.
- O. Start-up and shut-down times for all machinery associated with an excavation operation shall be determined by the Regulator. Such times shall be reasonable with respect to the type of operation proposed and the character of the neighborhood in which it is located.
- P. All vehicles transporting excavated material shall utilize adequate covering and/or sideboards to prevent dust and spillage when loaded.
- Q. All proposed access roads leading to the excavation site shall intersect existing streets and roads at locations that have been duly approved by appropriate state or local officials, and in a manner that will not endanger the safety of highway users and local residents. The provisions of RSA 249:13-18 (Highway Access) shall be adhered to by the applicant and shall be shown on the Excavation Plan.
- R. Permit approval shall be conditioned on compliance by the applicant with street and highway regulations promulgated by federal, state and local authorities.
- S. No excavation shall substantially damage any aquifer identified on mapping by the U.S. Geological Survey. The Regulator shall determine whether or not substantial damage to the aquifer will be incurred by considering the following criteria:
 - 1. The excavation shall not detrimentally affect the quality of the groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants.
 - 2. The excavation shall not cause a significant reduction in the long-term volume of water contained in the aquifer or in the storage capacity of the aquifer.
 - 3. The Regulator may require that the applicant provide data or reports, prepared by a professional groundwater consultant, which assess the potential for aquifer damage that could be caused by the proposed excavation project.
- T. The applicable state statutes and regulations pertaining to forest practice and timber harvesting shall apply to the removal of vegetative cover at the excavation site.

- U. No processing machinery shall be erected or maintained on the lot within three hundred (300) feet of any property line.
- V. Excavation operations shall be set back at least twenty-five (25) feet from wetlands (as defined in this Ordinance), and the applicant must demonstrate that no sedimentation or drainage of the wetlands will occur as a result of the excavation. The Regulator shall have the authority to require greater wetlands setbacks in situations where the Regulator can demonstrate that the greater setback will be required in order to protect the wetlands from degradation due to the proposed excavation operation.
- W. For excavation projects which require a permit from the Water Supply and Pollution Control Division pursuant to RSA 485-A:17, the provisions of that statute, and the rules adopted thereunder, shall supersede the provisions of this Section.
- X. Nothing herein contained shall be construed as to forbid the creation of a lake or pond, provided that adequate provision has been made for the runoff of water in such manner as will not damage or interfere with the use of any road, highway, or abutting property, and further provided that such lake or pond shall be adequately fenced.
- Y. Existing active excavation operations whose normal activities cease for more than one hundred and twenty (120) consecutive days shall leave the slopes in such condition that they conform to the provision of Section 1007, part A.

Section 1007 - Site Reclamation Standards

Within twelve (12) months after the expiration date of a permit issued under these regulations, or of the completion of any excavation, whichever occurs first, the owner of the excavated land shall have completed the reclamation of the areas affected by the excavation to meet each of the following minimum standards or when such excavation is not subject to a permit under these regulations pursuant to Section 1003, to meet each of the following express standards:

- A. No slope in soil material shall be left steeper than 2:1 (two horizontal feet for each one foot of vertical drop) unless it can be demonstrated by the applicant that a steeper grade can be adequately vegetated and stabilized. The required slope may be modified by the Planning Board where ledge rock necessitates steeper slopes, or to a lesser slope if necessary for soil stability or safety, or for reasonable reuse and development of the lot.
- B. Ground levels and grades shall be established as shown on the approved Reclamation Plan as soon as practical during site excavation, but not later than one (1) year after excavation has been completed.
- C. Except for exposed rock ledge, all areas which have been affected by the excavation or otherwise stripped of vegetation shall be spread with topsoil or strippings, if any, but in any case covered by soil capable of sustaining vegetation, and shall be planted with

seedlings or grass suitable to prevent erosion. Areas visible from a public way, from which trees have been removed, shall be replanted with tree seedlings, set out in accordance with acceptable horticultural practices.

- D. All earth and vegetative debris, stumps, boulders, etc. resulting from the excavation shall be removed or otherwise lawfully disposed of.
- E. All slopes, except for exposed ledge, shall be graded to natural repose for the type of soil of which they are composed so as to control erosion or at a ratio of horizontal to vertical proposed by the owner and approved by the Regulator. Changes of slope shall not be abrupt, but shall blend with the surrounding terrain.
- F. The elimination of any standing bodies of water created in the excavation project as may constitute a hazard to health and safety, unless the Regulator shall specify different restoration.
- G. The topography of the land shall be left so that water draining from the site leaves the property at the original, natural drainage points and in the natural proportions of flow. For excavation projects which require a permit from the Water Supply and Pollution Control Division pursuant to RSA 485-A:17, the provisions of that statute, and the rules adopted under it shall supersede this Part G as to areas of excavation sites covered thereby. The excavator shall file a copy of the permits issued under RSA 485-A:17 with the Regulator.
- H. If deemed necessary by the Regulator, suitable trees or shrubs may be required to be planted elsewhere on the site in order to provide screening and natural beauty and to aid in erosion control. Such planted areas shall be protected from erosion during an appropriate establishment period by mulch and structural erosion control devices.
- I. Depending upon the proposed reuse of the affected area, the following criteria shall govern the depth of the final excavation:
 - 1. If the site is to be reused for building purposes, the minimal elevation of the bottom of the excavation shall be at least five (5) feet above the mean annual high water table, or it shall conform to the original grade prior to any excavation or disturbance of the earth.
 - 2. If the site is to be reused as a pond, the minimal elevation of the bottom of the excavation shall be five (5) feet below the mean annual high water table.

Section 1008 - Incremental Reclamation

Except for excavation sites of operating stationary manufacturing plants, any excavated area of five (5) contiguous acres or more, which is depleted of commercial earth materials, excluding bedrock, or any excavation from which earth materials of sufficient weight or volume to be commercially useful have not been removed for a 2-year period, shall be reclaimed in

accordance with the provisions of Section 1007 of these regulations, within twelve (12) months following such depletion or 2-year non-use, regardless of whether other excavation is occurring on adjacent land in contiguous ownership. Each operator, other than the operator of stationary manufacturing plants which are exempt from permit requirements pursuant to Section 1003, Part C, shall prepare and submit for the Regulator's record a reclamation plan for the affected land, including a timetable for reclamation of the depleted areas within the reclamation site.

Section 1009 - Exceptions to Operational and Reclamation Standards

The Regulator, upon application and following a hearing held in accordance with the provisions of Section 1011 of these regulations, may grant an exception in writing to the standards contained in Sections 1006, 1007 and 1008 for good cause shown. The written decision shall state specifically what standards, if any, are being relaxed, and include reasonable alternative conditions or standards. The Regulator's decision on any request for such exception may be appealed in accordance with Section 1015.

Section 1010 - Application for Amendment

When the scope of a project for which an excavation permit has been issued is proposed to be altered so as to affect either the size or location of the excavation, the rate of removal or the plan for reclamation, the owner shall submit an application for amendment of his excavation permit, which application shall be subject to approval in the same manner as provided for an excavation permit.

Section 1011 - Hearing

- A. Prior to the Regulator approving or disapproving an application for an excavation permit or an application for an amended excavation permit, a public hearing shall be held within thirty (30) days of receipt of a completed application.
- B. A notice of the hearing shall be sent to all abutters and shall specify the grounds for the hearing as well as the date, time and place of the hearing.
- C. A legal notice of the hearing shall also be published in a newspaper of general circulation in the Town at least fourteen (14) days in advance of the hearing. The fourteen days shall not include the day of publication nor the day of the hearing, but shall include any Saturday, Sunday or legal holiday within said period.
- D. A notice of the hearing shall be sent by mail to the members of the Derry Conservation Commission.
- E. A legal notice shall also be posted in at least three (3) public places in Town.

- F. The cost of notifying the abutters and the cost of publishing the legal notice in the newspaper shall be paid by the applicant.
- G. Within twenty (20) days of said hearing, or any continuation thereof, the Regulator shall render a written decision approving or disapproving the application. If disapproved, the Regulator shall state the reasons for disapproval in writing.

Section 1012 - Issuance of Permit

- A. If, after the public hearing, the Regulator determines that the project for which the application was submitted is not prohibited by these regulations, and if the Regulator approves the application, the Regulator shall grant a permit to the applicant provided that, prior to issuing the permit, the Regulator shall require:
 - 1. The posting of a bond, with such surety as the Regulator shall reasonably determine, with the Town Treasurer in an amount as reasonably set by the Regulator based on the working size of the project (not including stockpile areas or areas already restored where excavation work is completed), to guarantee compliance with the terms of the permit. The bond shall not expire until eighteen (18) months following the end of the permit or any extension thereof.
 - 2. That any and all local, state or federal permits must have been obtained, as required, and that copies of said permits have been provided to the Regulator.
 - 3. The payment of the excavation permit fee as specified in Section 1016.
- B. A copy of the permit shall be prominently posted at the excavation site or the principal access thereto.
- C. The permit shall not be assignable or transferable without the prior written consent of the Regulator.
- D. The permit shall specify the date upon which it expires. The expiration date of all excavation permits issued by the Town of Derry shall be December 31 in the year in which they are issued.
- E. The Regulator may include in the permit such reasonable conditions as are consistent with the purpose of these regulations and may include requirements for a permit for excavation which are more stringent than the standards set forth in RSA 155-E, including the provision of visual barriers to the excavation.
- F. The calling of a bond or surety which is found not to hold sufficient monies to restore the area does not, however, relieve the landowner of his obligation to comply with the reclamation provisions of these regulations. It shall be the responsibility of the Regulator to take whatever means are necessary to force compliance.

Section 1013 - Renewal of Permit

- A. All valid excavation permits issued by the Town of Derry shall expire on December 31 in the year in which they are issued.
- B. The Regulator may renew any existing permit following:
 - 1. The filing of a completed application for permit renewal with the Regulator by October 1. Said application shall be accompanied with the renewal fee as specified in Section 1016;
 - 2. Inspection of the excavation site by the Regulator by October 30 to check the operation and to order any necessary work to be completed by December 31 in order to be in compliance with the terms of the permit and these regulations;
 - 3. A determination by the Regulator that the work being performed on the site is consistent with that as shown on the approved excavation and/or reclamation plan(s) which served as the basis for the permit for which the renewal is being requested; and
 - 4. A public hearing on said renewal application as provided for in Section 1011.
- C. Should the Regulator, for any reason, deem that a renewal of the permit is not in the best interests of the Town of Derry, the Regulator shall notify the applicant in writing, by December 31, stating the reason(s) for denial, and shall refund the renewal fee.

Section 1014 - Bonding

The Regulator shall establish the amount of a performance bond prior to the issuance of the excavation permit. The bond amount shall be reasonably sufficient to guarantee compliance with the restoration in accordance with the provisions of Section 1007. The bond requirements shall be based on the acreage of the project or approved phases and the estimated per-acre restoration costs. The bond will be returned to the applicant when the restoration work has been completed and a final satisfactory site inspection has been conducted by the Regulator or its designee. The applicant shall pay for any bond reviews by the Town's designated engineer and/or Town Counsel, or any other professional service necessary to review the proposed excavation/reclamation plan.

Section 1015 - Appeal

- A. If the Regulator disapproves or approves an application for an excavation permit or an application for an amended permit, any interested person affected by such decision may appeal to the Regulator for a rehearing on such decision or any matter determined thereby.

- B. The motion for rehearing shall fully specify every ground upon which it is alleged that the decision or order complained of is unlawful or unreasonable and said appeal shall be filed within ten (10) days of the date of the decision appealed from.
- C. The Regulator shall either grant or deny the request for rehearing within ten (10) days and, if the request is granted, a rehearing shall be scheduled within thirty (30) days.
- D. Any person affected by the Regulator's decision on a motion for rehearing to the Regulator may appeal in conformity with the procedures specified in RSA 677:4-15.

Section 1016 - Fees

- A. In accordance with the provisions of RSA 155-E:8, an excavation permit fee in the amount of Fifty Dollars (\$50) shall be payable to the Town of Derry prior to the issuance of a permit or a renewal permit.
- B. The Regulator may assess reasonable additional fees necessary to perform application plan review and the annual compliance review.

Section 1017 - Enforcement

- A. The Regulator may suspend or revoke the permit of any person who has violated any provision of his/her permit or these regulations or made a material misstatement in the application upon which his/her permit was granted. Such suspension or revocation shall be subject to a motion for rehearing thereon and appeal in accordance with Section 1015.
- B. The Regulator shall issue cease and desist orders against any operator if he/she is found in violation of any of the terms of these regulations. Such orders shall remain in effect until the violation is corrected.
- C. Any cease and desist order issued by the Regulator shall take effect, for the purpose of these regulations, on the date it is issued, and shall be served by either certified mail or by a law enforcement officer.
- D. Fines, penalties, and remedies for violations of these regulations shall be as stated in RSA 676:15 and 676:17.
- E. To ascertain if there is compliance with these regulations, a permit issued hereunder or an order issued hereunder, the Regulator or its duly authorized agent may enter upon any land on which there is reason to believe an excavation is being conducted or has been conducted since August 24, 1979.

Section 1018 - Conflicting Provisions

- A. Where the provisions of these regulations are in conflict with other ordinances, regulations, or laws, the more stringent shall apply.
- B. Nothing in these regulations shall be deemed to supersede or preempt applicable environmental standards or permit requirements contained in state laws, and no exemption under these regulations shall be construed as an exemption from any state statute.

Section 1019 - Waiver

The Regulator, upon application and following a hearing, may grant a waiver, in writing, to the standards contained in these regulations for good cause shown except as prohibited by RSA 155-E. The written decision shall state specifically what standards, if any, are being relaxed and include reasonable alternatives.

ARTICLE 1100 - SIGNS AND BILLBOARDS

The following provision shall apply to exterior signs and billboards in all districts where permitted. Existing signs that were lawful at the time of enactment or amendment of this Ordinance shall be allowed to continue to be used. However, if and when such signs are replaced, the new sign or signs shall conform to the provisions of this Article.

Section 1101 - Size, Location and Illumination; General

- A. No sign or billboard shall be erected adjacent to any public way in such a manner as to obstruct clear and free vision or where, by reason of its position, shape, color, illumination, or wording, the sign or billboard may obstruct the view of, or be confused with, any authorized traffic sign, signal or device, or otherwise constitute a hazard to pedestrian or vehicular traffic.
 - B. Flashing, moving or animated signs and billboards are prohibited except for signs informing the public of time, temperature and weather, and barber poles.
 - C. No sign or billboard shall be more than forty (40) feet above ground level except when attached to a building.
 - D. No sign attached to a building shall project above the roof line.
 - E. Public traffic and directional signs and signs designating public activities shall be permitted in all districts.
 - F. Portable signs, portable electric signs and temporary signs shall not be allowed in any district. However, such signs shall be permitted for special events under the following conditions:
 - 1. Permits for special events shall not exceed thirty (30) days; and
 - 2. No more than two (2) permits for special events shall be issued to the same organization in one (1) calendar year.
- All portable signs, portable electric signs and temporary signs existing at the time of adoption of this Ordinance shall be removed within sixty (60) days.
- G. All signs erected in the Town of Derry shall comply with Article 29 of the 1990 BOCA National Building Code, as amended by the Town of Derry.

Section 1102 - Signs in Residential Districts

Signs or other advertising devices in Residential Districts shall be permitted as follows:

- A. Name and address signs not to exceed two (2) square feet in area.
- B. One sign not more than three (3) square feet in area providing information about an approved home occupation business.
- C. One sign identifying a multi-family project provided it is not more than twenty (20) square feet in area.
- D. One sign in connection with a lawful non-conforming use provided it is not more than twenty (20) square feet in area.
- E. One "For Sale" or "For Rent" sign provided that it is not more than six (6) square feet in area.
- F. Subdivision signs advertising the sale of residential lots provided that they are not more than ten (10) square feet in area.
- G. No sign shall project beyond a lot line. Signs larger than six (6) square feet shall be set back at least ten (10) feet from the front lot line or public way.

Section 1103 - Signs in Business and Industrial Districts

Signs or other advertising devices in Business or Industrial Districts shall be permitted as follows:

- A. Signs as permitted in the Residential Districts.
- B. A maximum of three (3) signs for a business or industrial establishment whether attached to a building or free standing. Signs not mounted on buildings, or which are mounted perpendicular to a building, shall be ten (10) feet from the lot line or public way.
- C. For commercial use, the aggregate area of all signs shall not exceed two (2) square feet for each linear foot of street frontage. This provision does not apply to shopping malls.
- D. For industrial uses in solely industrial districts, the aggregate area of all signs shall not exceed four (4) square feet for each linear foot of street frontage. For industrial uses in multi-use districts, the signs shall comply to the provisions for those buildings or the building actually used for industrial purposes.
- E. Temporary signs such as notices of special sales, etc., shall be permitted.

- ARTICLE 1100 - ZONING ORDINANCE
- F. No sign shall be greater than one hundred (100) square feet in size in a commercial district, or greater than two hundred (200) square feet in size in an industrial district.
 - G. Whether attached to a building or free standing, no part of any sign or advertising device shall be closer than ten (10) feet to a lot line or public way. However, in Business District-II, there shall be no setback requirement provided that a free-standing sign, or a sign mounted to a building which projects in a perpendicular fashion, shall not be within five (5) feet of a public way.
 - H. Existing free-standing signs shall remain non-conforming uses until such time as:
 - 1. The business associated with such sign shall not be open to the public for a period of one year; or
 - 2. The specified business, for which the sign exists as of the date of the adoption of this Ordinance, should change; or
 - 3. The sign should be more than fifty (50) percent destroyed by fire, accident and/or natural disaster; then all free-standing signs shall be brought into compliance with this Ordinance.
 - I.
 - 1. No sign in a business district shall include nudity, images of or references to specific sexual conduct or activities, images of or references to specific anatomical areas, images of or references to instruments, devices, or paraphernalia which are designed for use in connection with specific sexual conduct or activities.
 - 2. Specific anatomical areas or specific sexual conduct or activities, including instruments, devices, or paraphernalia which are designed for use in connection with specific sexual conduct or activities, or their images, shall not be visible in any fashion whatsoever from the exterior of the building in which the business is located.
 - 3. The terms "nudity", "specific sexual conduct or activities," and "specific anatomical areas" are defined in Section 322 B 10 of this Ordinance.

Severability and Effective Date

- a. The invalidity of any section of this amendment shall not invalidate any other section of this amendment.
- b. Subject to the provisions of RSA 676:12, this amendment to the Zoning Ordinance shall be effective upon passage Town Council.

ARTICLE 1200 - NON-CONFORMING USES OF LAND AND STRUCTURES

Section 1201 - Intent

Within the districts established by this Ordinance, or amendments that later may be adopted, there exist lots, structures and uses of lots and structures which were lawful before this Ordinance was enacted or amended, but which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendment. It is the intent of this Ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that non-conformities shall not be enlarged upon, extended or expanded, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been carried out diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

Section 1202 - Non-Conforming Lots of Record

In any district in which single family detached dwellings are permitted, a single family detached dwelling and customary accessory buildings may be erected on a single lot of record existing on the effective date of adoption or amendment of this Ordinance, subject to the limitations of subsections 302.1 and 302.2 and the following provisions:

- A. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.
- B. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of the adoption or amendment of this Ordinance, and if all or part of the lots do not meet the requirements established for lot width or area, the lands involved shall be considered to be an undivided parcel for zoning purposes, and no portion of said parcel shall be used or sold in any manner which diminishes compliance with the lot width and area requirements of this Ordinance, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this Ordinance.

Section 1203 - Non-Conforming Use of Land

Where, at the time of passage of this Ordinance, lawful use of land exists which would not be permitted by the regulations imposed by this Ordinance, the use may be continued as long as it remains otherwise lawful, provided that:

- A. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied by such use on the effective date of adoption or amendment of this Ordinance;
- B. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use on the effective date of the adoption or amendment of this Ordinance;
- C. If any such non-conforming use of land ceases for twelve (12) months or more, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which the land is located.

Section 1204 - Non-Conforming Structures

Where a lawful structure exists on the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:

- A. No such non-conforming structure may be enlarged or altered in any way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
- B. Should such non-conforming structure or non-conforming portion of the structure be damaged or destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at the time of the damage or destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
- C. Should such structure be moved, for any reason, for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Section 1205 - Non-Conforming Uses of Structures or of Structures and Premises in Combination

If lawful use involving individual structures, or of structures and premises in combination, exists on the effective date of adoption or amendment of this Ordinance, that would not be allowed in

the district under the terms of this Ordinance, the lawful use may be continued as long as it remains otherwise lawful, subject to the following provisions:

- A. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- B. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of the adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- C. If no structural alterations are made, any non-conforming use of a structure and premises may, as a special exception, be changed to another non-conforming use provided that the Zoning Board of Adjustment shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Zoning Board of Adjustment may require appropriate conditions and safeguards in accord with the provisions of this Ordinance.
- D. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations of the district, and the non-conforming use may not hereafter be resumed.
- E. When a non-conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for twelve (12) consecutive months or more (except where government action impedes access to the premises), the structure, or structure and premises in combination, shall not hereafter be used except in conformity with the regulations of the district in which it is located.
- F. Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming use status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than fifty (50) percent of the replacement cost at the time of removal or destruction.

Section 1206 - Repairs and Maintenance

- A. On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding ten (10) percent of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.

- B. If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to a lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.
- C. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

Section 1207 - Uses Under Special Exception Provisions Not Non-Conforming Uses

Any use which is permitted as a special exception in a district under the terms of this Ordinance (other than a change allowed by Zoning Board of Adjustment action from a non-conforming use to another non-conforming use not generally permitted in the district) shall not be deemed a non-conforming use in such district, but shall be considered a conforming use.

ARTICLE 1300 - INTERIM GROWTH MANAGEMENT ORDINANCE

Section 1301 - Short Title

This ordinance shall be known as and may be cited as the Interim Growth Management Ordinance (IGMO) of the Town of Derry, New Hampshire.

Section 1302 - Authority

This Interim Growth Management Ordinance (IGMO) is enacted pursuant to the authority granted under RSA 674:23.

Section 1303 - Purpose

This interim regulation is adopted to promote and ensure the orderly development of land within the Town of Derry; to promote public health, safety and welfare of its residents; and for the following specific purposes:

- A. To manage growth to ensure its compatibility with the 1994 Master Plan for the Town of Derry.
- B. To provide the Town of Derry adequate time to revise the Land Development Control Regulations, the Zoning Ordinance and the 1994 Master Plan (if necessary) so that the Town of Derry can effectively manage its growth.
- C. To prevent premature approval of new development which will be incompatible with the 1994 Master Plan and with a growth management process.
- D. To permit the opportunity for reasoned public debate on desired Land Development Control Regulations, and Zoning Ordinance revisions.
- E. To ensure, for the existing and future population of the Town of Derry, that essential municipal services, such as schools, transportation/roads, sewage, water services, are available and will have sufficient capacity and quality to accommodate new development.

Section 1304 - Enactment

The Town of Derry Planning Board, Town Council, or Zoning Board of Adjustment shall not formally accept, consider or act upon any subdivision or site plan applications for single family housing, multi-family housing, mobile home parks or condominiums proposed pursuant to the New Hampshire Condominium Act, RSA 356-B1 to RSA 356-B69, or for the subdivision of land for residential purposes until the expiration of this interim regulation. For the purpose of this interim regulation, multi-family is defined as: "a building designed for, or used as, three or more dwelling units". This interim regulation shall apply to any subdivision or site plan applications for single family housing, multi-family housing, mobile home parks, or for any subdivision of land for residential purposes on any land located within the Town of Derry formally accepted by the Planning Commission after the effective date of this interim regulation.

Section 1305 - Expiration

This interim ordinance shall remain in effect for a period of one year from the date of enactment. The Town of Derry may repeal this interim regulation sooner than the expiration date if, in its judgment and after appropriate public hearings, the unusual circumstances requiring its enactment no longer apply and its repeal is justified.

Section 1306 - Pending Applications

The provisions of this interim ordinance shall not apply to any plat or application which has been formally accepted by the Planning Board prior to the first legal notice of the first public hearing on this proposed interim ordinance.

Section 1307 - Administrative Appeals

I. Appeals to the board of adjustment concerning any matter within the board's powers as set forth in RSA 674:33 may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the board, by filing with the officer from whom the appeal is taken and with the board a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.

II. For the purposes of this section:

(a) The 'administrative officer' means any official or board who, in that municipality, has responsibility for issuing permits or certificates under the ordinance, or for enforcing the ordinance, and may include a building inspector, board of selectmen, or other official or board with such responsibility.

(b) A 'decision of the administrative officer' includes any decision involving construction, interpretation or application of the terms of the ordinance. It does not include a discretionary decision to commence formal or informal enforcement proceedings, but does include any construction, interpretation or application of the terms of the ordinance which is implicated in such enforcement proceedings.

III. If, in the exercise of subdivision or site plan review, the planning board makes any decision or determination which the board states is based solely upon the terms of the zoning ordinance, or upon any construction, interpretation or application of the zoning ordinance, which would be appealable to the Board of Adjustment if it had been made by the administrative officer, then such decision may be appealed to the Board of Adjustment under this section.

Section 1308 - Conflicts

Where any provision of this interim regulation imposes restrictions different from those imposed by any other provision of ordinances of the Town of Derry, or any other rule or regulation or other provision of law, whichever provision is more restrictive or imposes higher standards shall control.

Section 1309 - Separability

If any provision of this interim ordinance, or the application thereof to any person or circumstances is adjudged invalid by a court or competent jurisdiction, such judgment shall not affect or impair the validity of the remainder of this interim regulation of the application thereof to other persons or circumstances.

Section 1310 - Amendments

This interim ordinance may be amended by the Town of Derry after a public hearing on said amendments in accordance with procedures set forth in RSA 674:23.

Section 1311 - Construction

Unless the context clearly indicates to the contrary, words used in the present tense include the following: the future tense; words used in the plural number include the singular, words used in the singular include the plural; and a building includes any part thereof.

Section 1312 - Effective Date

The effective date of this interim ordinance shall be upon adoption by Town Council.

ARTICLE 1400 - ZONING BOARD OF ADJUSTMENT

Section 1401 - Appointment

The Town Council shall appoint a Board of Adjustment pursuant to the provisions of RSA 673:1.

Section 1402 - Members and Terms

The Board of Adjustment shall consist of five (5) members, whose terms shall be for three (3) years. When the Board is first organized, appointments shall be staggered so that no more than two (2) appointments occur annually, except when required to fill vacancies. Said members shall be removable by the appointing authority upon written charges and after a public hearing. Vacancies shall be filled for the unexpired term.

Section 1403 - Rules of Procedure, Meetings and Minutes

The Board shall adopt rules in accordance with the provisions of RSA 676:1. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. Such Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question; and if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other actions, all of which shall be immediately filed in the office of the Board and shall be a public record.

Section 1404 - Appeals

- A. Appeals to the Board of Adjustment concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any decision of the administrative official. Such appeal shall be taken within a reasonable time as prescribed by the rules of the Board by filing with the administrative official from whom the appeal is taken and with the Board, a notice of appeal specifying the grounds thereof. The administrative official from whom the appeal is taken shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.
- B. An appeal stays all proceedings under the action appealed from, unless the administrative official from whom the appeal was taken certifies to the Board of Adjustment, after notice of appeal shall have been filed with him, that by reason of the facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining

order which may be granted by the Board or by the Superior Court on notice to the administrative official from whom the appeal is taken on due cause shown.

- C. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give the public notice thereof as well as notice to parties in interest, and decide the same within a reasonable time. Upon hearing any party may appear in person or by agent or attorney.

Section 1405 - Powers

The Board of Adjustment shall have the following powers:

- A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement hereof or of any ordinance adopted pursuant to RSA 674:16.
- B. To authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest if, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in hardship, and so that the spirit of this Ordinance shall be observed and substantial justice done.
- C. In exercising the above-mentioned powers, such Board may, in conformity with the provision hereof, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and make such order or decision as ought to be made and, to that end, shall have all the powers of the administrative official from whom the appeal is taken.
- D. The Board of Adjustment may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of this Ordinance. All special exceptions shall be made in harmony with the general purpose and intent of this Ordinance and shall be in accordance with the general or specific rules contained herein.
- E. The concurring vote of three members of the Board shall be necessary to reverse any action of such administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance.

Section 1406 - Disqualification of Member

- A. No member of the Board of Adjustment shall participate in deciding or shall sit upon the hearing of any question which the Board is to decide in a judicial capacity if that member has a direct personal or pecuniary interest in the outcome which differs from the interest of other citizens, or if that member would be disqualified for any cause to act as a juror upon the trial of the same matter in any action at law. Reasons for disqualification do not include exemption from service as a juror or knowledge of the facts involved gained in the performance of the member's official duties.

- B. When uncertainty arises as to the application of Part A, above, to a Board member in particular circumstances, the Board shall, upon the request of that member or another member of the Board, vote on the question of whether that member should be disqualified. Any such request and vote shall be made prior to, or at the commencement of, any required public hearing. Such vote shall be advisory and non-binding, and may not be requested by persons other than Board members, except as provided by local ordinance or by a procedural rule adopted under RSA 676:1.
- C. If a member shall be disqualified or unable to act in a particular case pending before the Board, the Chairman shall designate an alternate to act in her/his place.

Section 1407 - Motion for Rehearing

- A. Within twenty (20) days after any order or decision of the Zoning Board of Adjustment, the Town Council, any party to the action or proceedings, or any person directly affected thereby, may apply for a rehearing in respect to any matter determined in the action or proceeding, or covered or included in the order, specifying in the motion for rehearing the ground therefor; and the Board of Adjustment may grant such rehearing if, in its opinion, good reason therefor is stated in the motion.
- B. A motion for rehearing made under Part A of this Section shall set forth fully every ground upon which it is claimed that the decision or order complained of is unlawful or unreasonable. No appeal from any order or decision of the Board of Adjustment shall be taken unless the appellant shall have made application for rehearing as provided for in Part A of this Section; and, when such application shall have been made, no ground not set forth in the application shall be urged, relied on, or given any consideration by a Court unless the Court, for good cause shown, shall allow the appellant to specify additional grounds.
- C. Upon the filing of a motion for rehearing, the Board of Adjustment shall, within ten (10) days, either grant or deny the application, or suspend the order or decision complained of pending further consideration. Any order of suspension may be upon such terms and conditions as the Board of Adjustment may prescribe.

Section 1408 - Appeal from Decision on Motion for Rehearing

Any person aggrieved by any order or decision of the Board of Adjustment may apply to the Superior Court within thirty (30) days after the action complained of has been recorded, by sworn petition, setting forth that such decision or order is illegal or unreasonable, in whole or in part, and specifying the grounds upon which the same is claimed to be illegal or unreasonable.

- A. Burden of Proof - In an appeal to the Court, the burden of proof shall be upon the party seeking to set aside any order or decision of the Zoning Board of Adjustment to show that the order or decision is unlawful or unreasonable. All findings of the Zoning Board of

Adjustment upon all facts properly before the Court shall be prima facia lawful and reasonable. The order or decision appealed from shall not be set aside or vacated, except for errors of law, unless the Court is persuaded by the balance of probabilities, on the evidence before it, that said order or decision is unreasonable.

- B. Certifying Record - An order of the Court to send up the record may be complied with by filing either the original papers or duly certified copies thereof, or of such portions thereof, as the order may specify, together with a certified statement of such other facts as show the grounds of the action appealed from.
- C. Hearing - The Court may take evidence, or appoint a referee to take such evidence, as it may direct and report the same with his findings of fact and conclusion of law.
- D. Restraining Order - The filing of an appeal shall not stay proceedings upon the decision appealed from, but the Court may, on application and notice, for good cause shown, grant a restraining order.
- E. Judgment - The Court shall direct the records in the matter appealed from to be laid before it, hear the evidence and make such order approving, modifying, or setting aside the decision appealed from as justice may require, and may make a new order as a substitute for the order of the Board.
- F. Costs - Costs shall not be allowed against the municipality unless it appears to the Court that the Zoning Board of Adjustment acted with gross negligence, or in bad faith, or with malice in making the decision appealed from.
- G. Priority - All proceedings under this Section shall be entitled to a speedy hearing.

ARTICLE 196 - EFFECTIVE DATE

This Ordinance was adopted by the Town Council on January 5, 1993 and became effective on February 5, 1993. All other zoning ordinances or parts thereof and zoning maps that were in effect prior to January 5, 1993 are hereby repealed.

ARTICLE 1500 - ENFORCEMENT

Section 1501 - Building Inspector

The Town Council shall appoint, for a term of one year, a Building Inspector who, by his training and experience, is qualified to administer this Ordinance. The Building Inspector shall be the Administrative Officer of this Ordinance.

Section 1502 - Violation

Upon any well-founded information that the Town of Derry Zoning Ordinance, or the Town of Derry Building Code, or any provision or specification of any application, plat, or plan approved by, or any requirement or condition of a permit or decision issued by the Code Enforcement Officer, Building Inspector, Planning Board, or Zoning Board of Adjustment is being violated, the Building Inspector shall, on his own initiative, take immediate steps to enforce the provisions of the Zoning Ordinance, Building Code, provision or specification of the application, plat or plan approved by or the requirement or condition of a permit or decision issued by the Building Inspector or the local land use board, by seeking an injunction in the Superior Court or any other legal action.

Section 1503 - Penalty

Whoever violates any of the provisions of the Town of Derry Zoning Ordinance, or the Town of Derry Building Code, or any provision or specification of any application, plat or plan approved by, or any requirement or condition of a permit or decision issued by the Code Enforcement Officer, Building Inspector, or local land use board, shall be punishable upon conviction by a fine not exceeding \$100 per day for each violation.

Section 1406 - Appeal from Decision on Motion for Rehearing

Any person aggrieved by any order or decision of the Board of Adjustment may apply to the Superior Court within thirty (30) days after the action complained of has been rendered, by sworn petition, setting forth that such decision or order is illegal or unreasonable, in whole or in part, and specifying the grounds upon which the same is claimed to be illegal or unreasonable.

A. Burden of Proof - In an appeal to the Court, the burden of proof shall be upon the party seeking to set aside any order or decision of the Zoning Board of Adjustment to show that the order or decision is unlawful or unreasonable. All findings of the Zoning Board of

ARTICLE 1600 - AMENDMENT

Section 1601 - Procedure

The regulations, restrictions and boundaries as set forth in this Ordinance may, from time-to-time, be amended or repealed as authorized by RSA 674:16 in accordance with the provisions of RSA 675:2, 4 and 5 and the Town Charter.

ARTICLE 1700 - CONFLICTING PROVISIONS

Whenever the regulations made under the authority hereof differ from those prescribed by any statute, ordinance, or other regulation, that provision which imposes the greater fee, restriction, or higher standard shall govern.

ARTICLE 1800 - SEPARABILITY

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

ARTICLE 1900 - EFFECTIVE DATE

This Ordinance was adopted by the Town Council on January 5, 1993 and became effective on February 5, 1993. All other zoning ordinances or parts thereof and zoning maps that were in effect prior to February 5, 1993 are hereby repealed.

ARTICLE 2000 - AQUIFER ORDINANCE

ARTICLE 2000 - GROUNDWATER RESOURCE CONSERVATION DISTRICT

Section 2001 - Authority and Purpose

By the authority granted under RSA 674:21 I(j), Environmental Characteristics Zoning and RSA 674:16, Grant of Power, as amended, and in the interest of the public health, safety and the general welfare, the Groundwater Resource Conservation District (GRCD) is established to protect, preserve and maintain existing and potential groundwater resources and primary groundwater recharge areas within this district, known as aquifers, from adverse development, land use practices or depletion. Derry's Master Plan-1994 Update, adopted June 1994, and the Water Resource Management and Protection Plan, Adopted 1989, proposes such protection.

This is to be accomplished by regulating land uses which would contribute polluted water and pollutants to designated aquifers identified as being needed for present and future public and private water supply.

Section 2002 - District Defined

The GRCD is identified as those areas designated as stratified drift by blue shading which appears on maps prepared by U.S. Geological Survey in cooperation with the State of New Hampshire Department of Environmental Services Water Resources Division identified as U.S. Geological Survey, Water Resources Investigations Report (WRIR) 91-4025, Bow, New Hampshire 1992, or as amended.

These areas are subject to any additional standards which apply to the underlying zoning classification.

The GRCD map may be seen at the Planning Board office during their business hours.

Section 2003 - Resolution Of GRCD Boundary Disputes

1. Planning Board

During Planning Board review, when the actual boundary of the GRCD is disputed by any owner or abutter affected by said boundary, the Planning Board, at the owner/abutter's expense and request, may engage the services of a Professional Hydrologist, Certified Geologist, or Soil Scientist, or Registered Professional Engineer, to determine the site specific boundary of said District. Based upon the site specific, documented, scientific and technical

information submitted by the qualified professional, in these cases, the Planning Board shall have the authority to make the final determination as to the location of a disputed boundary.

2. Code Enforcement Officer (CEO)

Approved building lots shall be under the authority of the CEO who may use the same professionals listed in 2003.1. Based upon the site specific, documented, scientific and technical information submitted by the qualified professional, in these cases, the CEO shall have the authority to make the final determination as to the location of a disputed boundary.

Section 2004 - Definitions

1. AQUIFER - A geologic formation, group of formations, or part of a formation that is capable of yielding a significant amount of water to a well or a spring under ordinary hydraulic gradients.
2. DISCHARGE - The spilling, leaking, pumping, pouring, emitting, emptying, or dumping of toxic or hazardous materials upon or into any land or waters in the Town of Derry. Discharge includes, without limitations, leakage of such materials from failed or discarded containers or underground or above ground storage systems, and disposal of such materials into any on-site sewage disposal system, dry well, catch basin, or unapproved landfill.
3. GROUNDWATER - Water below the land surface in the zone of saturation of the soil or rock and includes perched water separated from the main body of groundwater by an unsaturated zone.
4. HAZARDOUS OR TOXIC MATERIALS AND WASTE - Any substance or mixture of such physical, chemical, or infectious characteristics as to pose a significant, actual or potential hazard to water supplies, or other hazard to human health, if such substance or mixture were discharged to land or waters of this Town, as referenced below.

Toxic or hazardous materials include, without limitation, volatile organic chemicals, heavy metals, radioactive or infectious wastes, acids and alkalis, and include products such as pesticides, herbicides, solvents and thinner, and such other substances as defined in New Hampshire Water Supply and Pollution Control Div. Rules, Env-Wm 102.73 in New Hampshire Solid Waste Rules Document 5172, or as amended, as listed in N.H. Waste Management Division Hazardous Waste Rules Env-Wm 100 through Env-Wm 1000, as specified in Env-Wm Part 402 through Env-Wm Part 404.

5. IMPERVIOUS SURFACE -
 - A. Created as a result of human activity, such as driveways, parking lots, roads, roof tops, compacted lawns and other features at or above the soil surface that impede infiltration of water into the soil to provide groundwater recharge.
 - B. Naturally occurring relatively impervious conditions such as bedrock outcrops and soil with restrictive layers within 18 inches from below the natural soil surface.
6. LEACHABLE WASTES - Waste materials including solid wastes, sludge and agricultural wastes that are capable of releasing water-borne contaminants to the surrounding environment.

7. MINING - The removal of geological materials such as topsoil, sand, gravel, or bedrock.
8. NON-CONFORMING USE - Any lawful use of buildings, structures, premises, land or parts thereof existing as of the effective date of this Ordinance, or amendment thereto, and not in conformance with provisions of this Ordinance, shall be considered to be non-conforming use.
9. PRIMARY RECHARGE AREA - Areas that collect precipitation or surface water and transmit it into the area of contribution to existing or potential water supply wells. Primary recharge areas are stratified drift aquifer areas surrounding existing or potential water supply well sites.
10. SATURATED ZONE - The zone beneath the land surface in which all open spaces are filled with water.
11. SANITARY WASTEWATER - Wastewater arising from ordinary domestic water use as from toilets, sinks, bathing facilities, etc. and containing such concentrations and types of pollutants as to be considered normal household wastes.
12. SLUDGE - Residual materials produced by the sewage treatment process.
13. SOLID WASTE - Any discarded or abandoned material including refuse, putrescible material, septage, or sludge as defined by New Hampshire Solid Waste Rules Env-Wm 100-2800, or as amended. Solid waste includes solid, liquid, semi-solid, or certain gaseous waste material resulting from residential, industrial, commercial, mining, and agricultural operations and from community activities.
14. STRATIFIED DRIFT - Sorted and layered unconsolidated deposits formed in streams flowing from glaciers or settled from suspension in quiet water bodies fed by such streams.
15. STRUCTURE - Anything constructed or erected, except a boundary wall or fence, the use of which requires location on the ground or attachment to something on the ground. For the purpose of this Ordinance, buildings are structures.

Section 2005 - General Provisions

1. The Conservation Commission shall be notified by the Code Enforcement Officer, upon receipt of any permit application in the GRCD.
2. Rulings of the Code Enforcement Officer may be appealed to the Zoning Board of Adjustment (ZBA).
3. The ZBA may require that the applicant for a special exception provide data or reports by a Professional Hydrologist, Certified Geologist or Soil Scientist, or Registered Professional Engineer to certify with appropriate evidence that conditions in Section 2008, 1, 2, 3, and 4 are true. The ZBA may engage such professional assistance as it requires to adequately evaluate such reports and to assess the proposed use in accordance with the above mentioned criteria. Said services shall be paid by the applicant.
4. All development proposals shall be subject to review in accordance with the provisions of the Town of Derry Land Development Control Regulations.

5. RESIDENTIAL - Nothing in this Article shall be deemed to prohibit the storage and handling of products for normal household use.

Section 2006 - Permitted Uses

Any use permitted in the underlying district shall be permitted within the GRCD except those which are expressly prohibited in Section 2007, with the following additional conditions:

1. COVERAGE - No more than 30 percent of a lot, shall be rendered impervious by building and pavement, unless the applicant demonstrates in the site plan application that he/she has incorporated engineering technology in the drainage design to allow recharge of the aquifer.
2. ABOVE GROUND STORAGE - Commercial and Industrial chemicals, road salt, fertilizers, herbicides, pesticides, and other hazardous or toxic materials and waste shall be stored within a fully enclosed structure, with an impermeable floor, designed to contain any spill within the structure.
3. LOCATION - Where the premises are partially outside of the GRCD, potential pollution sources such as on-site waste disposal systems shall be located outside the GRCD to the extent feasible.
4. DRAINAGE - All construction and/or development activities shall incorporate drainage design standards for stormwater management and erosion and sedimentation control which, at a minimum, reflect the recommendations of the publication Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire, prepared by the Rockingham County Conservation District, prepared for the DES in cooperation with the USDA Soil Conservation Service, August, 1992, or as amended.
5. SEPTIC SYSTEM DESIGN AND INSTALLATION - In addition to meeting all local and state septic system requirements, all new on-lot sanitary waste water disposal systems installed in the GRCD shall be designed by a septic system designer and installer licensed in New Hampshire. These systems shall be installed under the supervision of the Health Officer who shall perform a basic area inspection, in person, as part of said supervision.

The Health Officer, or qualified agent of the Town shall inspect the installation of each new system prior to covering, and shall certify that the system has been installed as designed.

Septic systems are to be constructed in accordance with the most recent edition of Chapter Env-Ws 1000, Subdivision and Individual Sewage Disposal System Design Rules as published by the New Hampshire Water Supply and Pollution Control Division, or as amended.

6. Manure, agricultural compost and chemical fertilizer shall be handled in accordance with RSA 431:33-35, or as amended. See Manual Of Best Management Practices For Agriculture in New Hampshire as prepared by New Hampshire Department of Agriculture, August, 1993 or as amended.

Section 2007 - Prohibited Uses

The following uses shall not be permitted within the GRCD:

1. Disposal of solid waste.
2. Underground storage of hazardous or toxic materials and waste.
3. Industrial uses which discharge contact type process waters on-site. Non-contact cooling water is permitted.
4. Dumping of snow containing de-icing chemicals brought from outside the GRCD.
5. Junk and salvage yards.
6. All on-site treatment, disposal, or recycling of hazardous or toxic materials as a principle business operation.
7. Any other use or activity that, based upon the following Findings of Fact:
 - a. Will have a detrimental effect on the quality of the groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants.
 - b. Will cause a significant reduction in the long-term volume of water contained in the aquifer, or in the storage capacity of the aquifer.
 - c. Will discharge wastewater on site other than that which is permitted under the provisions of this article.

Section 2008 - Special Exceptions

HAZARDOUS OR TOXIC MATERIAL AND WASTE

Waste generated by, but not limited to, the following commercial activities are presumed to be toxic or hazardous, unless and except to the extent that anyone engaging in such an activity can demonstrate the contrary.

- Airplane, boat and motor vehicle service and repair,
- Chemical and bacteriological laboratory operation,
- Dry Cleaning,
- Electronic circuit manufacturing,
- Metal plating, finishing and polishing,
- Motor and machinery service and assembly,
- Painting, wood preserving and furniture stripping,
- Pesticide and herbicide application,
- Photographic processing,
- Printing

PROCEDURES

The hearing for a special exception shall be held by the Zoning Board of Adjustment with mandatory attendance of the Planning Board and Conservation Commission to provide

advice. In the case of any use which may be allowed by special exception in the underlying zoning district, it must be found by the ZBA, in written findings of fact, that all of the following are true.

1. The proposed use will not have a detrimental effect on the quality of the groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants.
2. The proposed use will not cause a significant reduction in the long-term volume of water contained in the aquifer, or in the storage capacity of the aquifer.
3. The proposed use will discharge no wastewater on site other than that which is permitted under the provisions of this article.
4. The proposed use complies with all other applicable sections of this article.

Section 2009 - Non-Conforming Uses

Any non-conforming use may continue and may be maintained, repaired, replaced, and improved, unless such use is determined to be an imminent hazard to the public health and safety by Town Council, Health Officer or Code Enforcement Officer.

No non-conforming use may be expanded, changed to another non-conforming use. No non-conforming use may be renewed after it has been discontinued for a period of twelve (12) months or more.

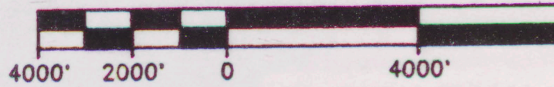
Section 2010 - Conflicting Provisions

In all cases where the GRCD is superimposed over another zoning district in the Town of Derry, that district whose regulations are the more restrictive shall apply.

Section 2011 - Validity

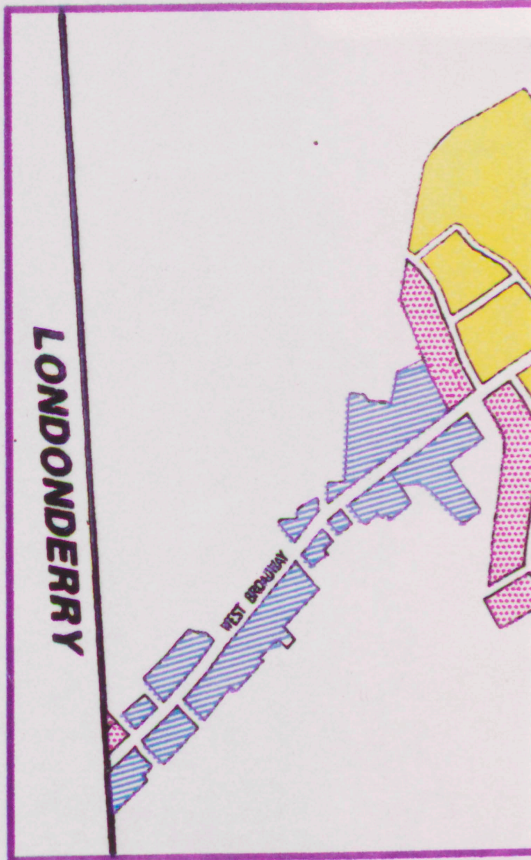
Should any section or provision of this Article be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Article as a whole or any other part thereof.

GRAPHIC SCALE

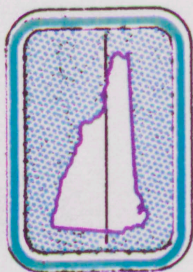


LEGEND

	BUSINESS I
	BUSINESS II
	BUSINESS /
	INDUSTRIAL
	MANUFACTUR
	RESIDENTIAL
	GENERAL RE



DETAIL - SCALE 1



MERRERY

Land Services

29c Armory Road,

603-673-1441

LAND SURVEYORS GEOGRAPHIC INFORMATION

vised to consult the Official
which is on file in the Town Hall
ice of the Planning Department.

ESTER

SANDOWN

N



MLS-CR1D-NORTH

HAMPSTEAD

BILLARD
STATE FOREST

ISLAND
POND

ATKINSON

SALEM

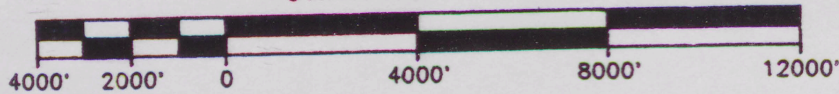
GENERALIZED ZONING MAP

MERRERY
NEW HAMPSHIRE

"=4000'

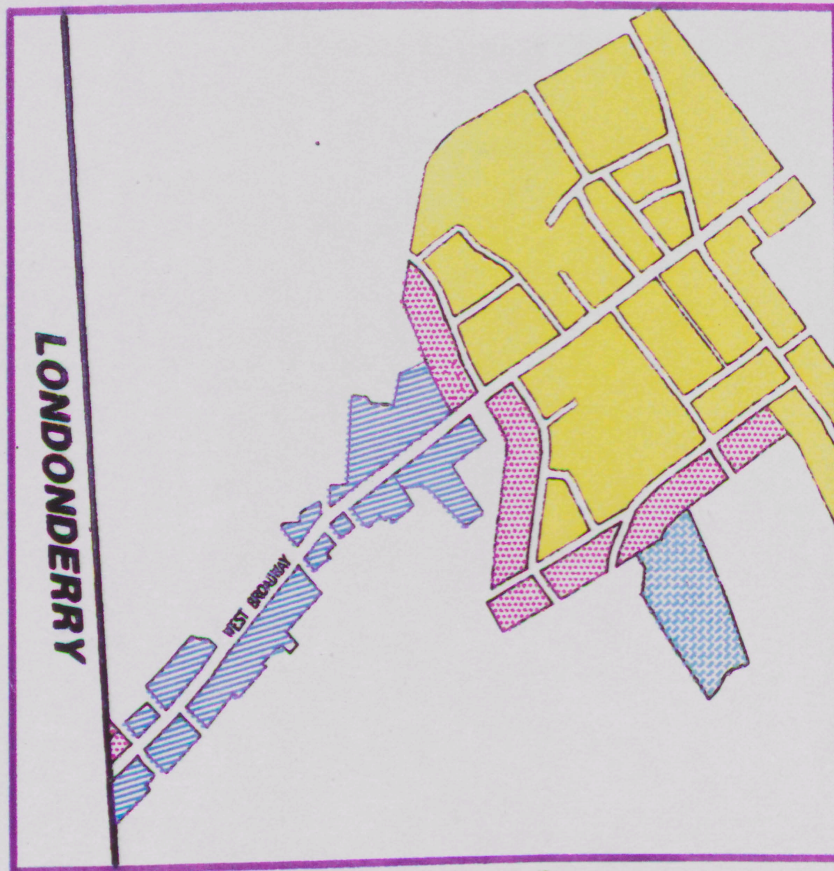
EFFECTIVE DATE: 2/5/93

GRAPHIC SCALE



LEGEND

	BUSINESS I
	BUSINESS II
	BUSINESS / OFFICE
	INDUSTRIAL I, II, III, IV
	MANUFACTURED HOUSING PARK
	RESIDENTIAL I
	GENERAL RESIDENTIAL



DETAIL - SCALE 1"=1000'

LONDONDERRY

LONDONDERRY



MERIDIAN

Land Services, Inc.

29c Armory Road, Milford, N.H. 03055

603-673-1441

Fax 603-673-1584

LAND SURVEYORS GEOGRAPHIC INFORMATION SYSTEMS ENGINEERS

NOTE:

The user is advised to consult the Official Zoning Map which is on file in the Town Hall and in the office of the Planning Department.

AUBURN

CHESTER

SANDOWN

N



NIS-CRID-NORTH

BEAVER LAKE

HAMPSTEAD RD

BILLARD
STATE FOREST

ISLAND
POND

HAMPSTEAD

ATKINSON

SALEM

WINDHAM

GENERALIZED ZONING MAP

DERRY
NEW HAMPSHIRE

SCALE: 1"=4000'

EFFECTIVE DATE: 2/5/9

GRAPHIC SCALE



LEGEND

- BUSINESS I
- BUSINESS II
- BUSINESS / OFFICE
- INDUSTRIAL I, II, III, IV
- EARLY SETBACK HOUSING PARK
- RESIDENTIAL I
- GENERAL RESIDENTIAL



SCALE - 1" = 1000'

MERIDIAN

Land Services, Inc.

280 Albany Road, Milford, N.H. 03055

603-675-1234 FAX 603-675-1584

LAND SURVEYORS - GEODETIC SURVEILLANCE SYSTEMS ENGINEERS



DERRY PUBLIC LIBRARY



3 4504 00102773 0

DERRY COLL 352.961 zoo 1996
Town of Derry New Hampshire zoning
ordinance.

For Reference

Not to be taken

from this library

